THE HILL

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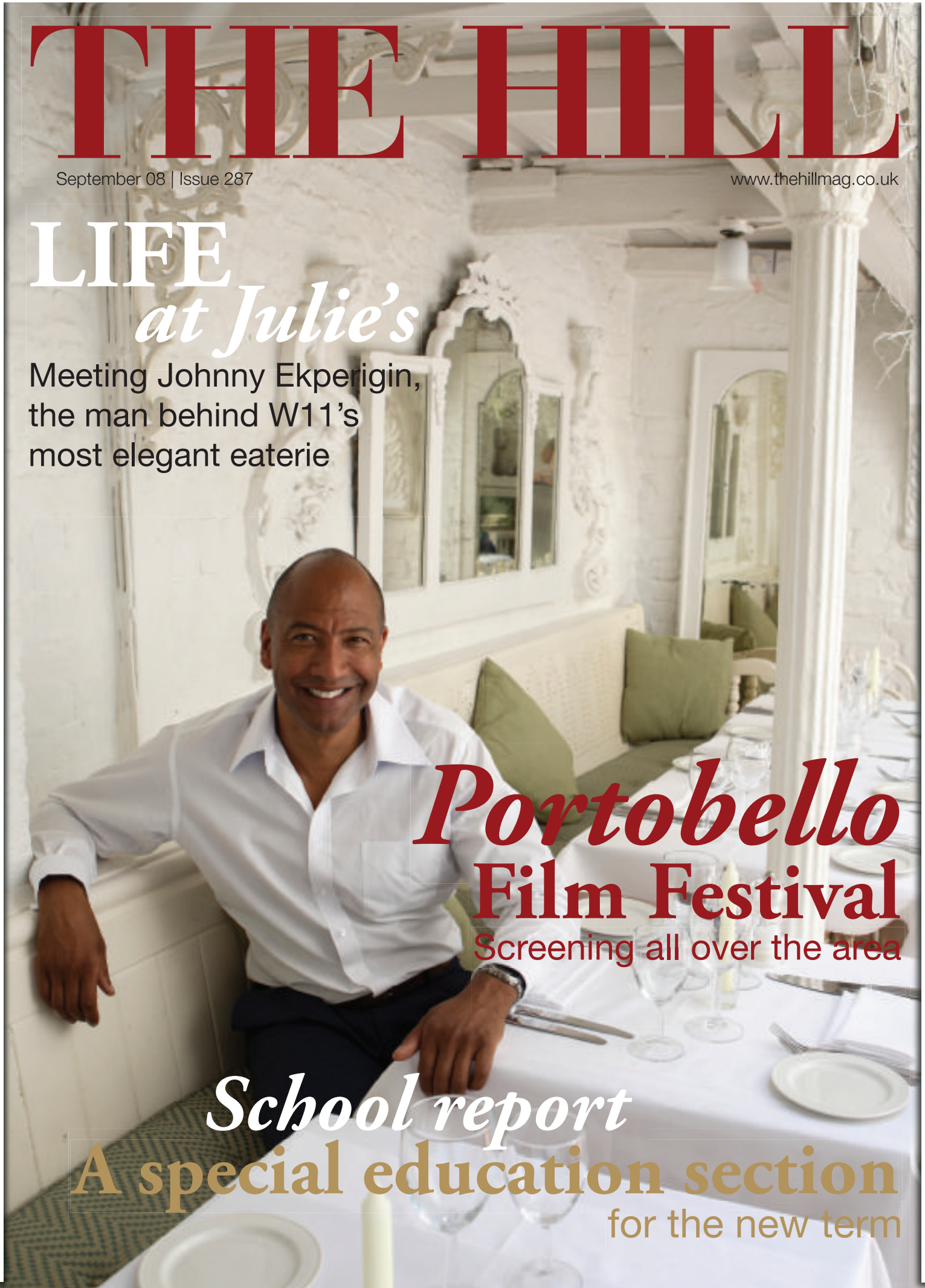

LIFE *at Julie's*

Meeting Johnny Ekperigin, the man behind W11's most elegant eaterie

Portobello Film Festival

Screening all over the area

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A special education section

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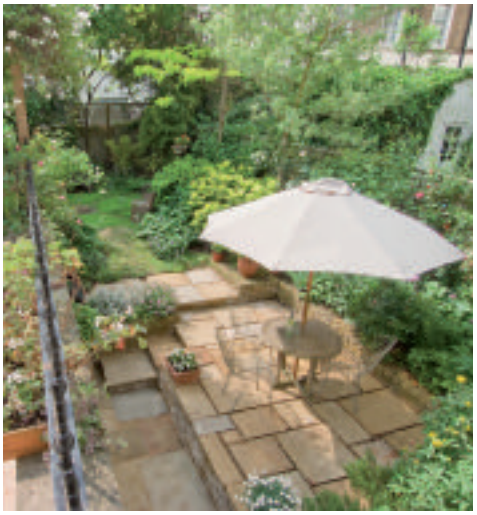

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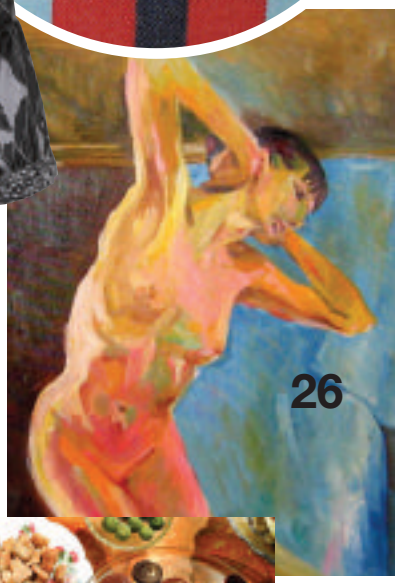

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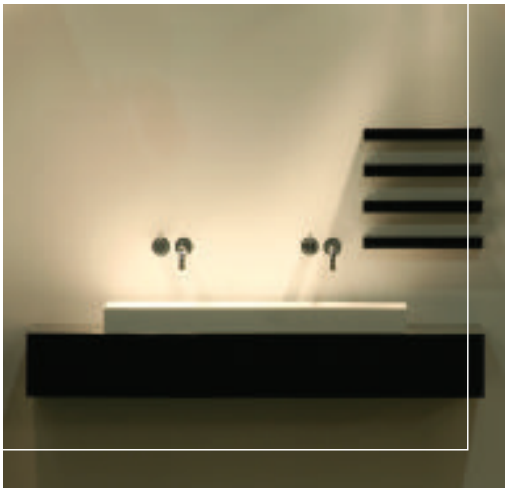

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EDITOR'S LETTER

Photography by Charlie Pinder 07748 648628

Pendle Harte
pendle.harte@archant.co.uk

I've got in a lot of trouble lately and it all started with what I thought was an innocent lament about independent bookshops and the lack of them in the area. Ever since, I've been plagued with calls and emails about the shops I hadn't mentioned, and, embarrassingly, there are quite a lot of them. Also I was spreading misinformation about Notting Hill Books, which isn't closing down at all, but is the subject of a planning application from its landlord, the neighbouring Czech Embassy, and its fate is currently in the hands of the Royal Borough's planning department. Bookshop owner Sheila has been there for 40 years and she doesn't know what's happening yet, so we will wait and see. Meanwhile I'd like to apologise to every bookseller in our patch. I am planning the definitive guide to all bookshops in The Hill area for a future issue, but only when I can be completely certain not to leave out a single stockist and not to offend anybody.

This month we are hoping not to inspire any cross callers at all with our focus on the new school year, children and education, a focus that recurs throughout the mag. It's even a theme in our interview with Johnny Ekperigin, the man behind Julie's, another Notting Hill stalwart that's been in the area for 40 years and seen several generations of west Londoners grow up and grow old, as he talks about customers' children and grandchildren. Plus we have a look at maternity wear for those about to embark on the generational legacy, and at a new way of travelling with children in tow.

Enjoy September.

Pendle

THIS MONTH'S COVER

This month's cover shows Johnny Ekperigin, photographed at Julie's by Lydia Evans. www.lydiaevans.com

The Hill is distibuted free every month to 64,200 homes and businesses in Bayswater, Brook Green, Earl's Court, Holland Park, Kensington, Knightsbridge, North Kensington, Notting Hill, Paddington, South Kensington, West Brompton, Westbourne Park and West Kensington.

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The Hill is now online @
www.thehillmag.co.uk

ABOUT US

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Avon House (5th floor), Kensington Village,
Avonmore Road, London W14 8TS

Editorial

Editor Pendle Harte **Web coordinator** Mahad Mohammed

Sales

Senior Advertising Manager Richard Wise
Senior Ad Executive Greg Cole **Ad Executive** Sophie Wallace
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Design & Production

Production Manager Gordon Wallis **Copy Controller** Kirsten Cooke
Editorial Design Deepti Khanna
Designers Helen Lavrenchuk, Tahir Kapucu

Archant Life

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Group Production Manager Lesa Melbourne
Regional Managing Director Jeremy Moreton
PA to Regional Managing Director Hayley Allocca
Finance Director Ian Fish **Managing Director** Johnny Hustler

Print & Distribution

Printing Headley Brothers **Distribution** Regal

Enquiries

Subscription 020 7605 2204 **Advertising** 020 7605 2233
Editorial 020 7605 2272 **Switchboard** 020 7605 2200
Facsimile 020 7605 2201 **Email** firstname.lastname@archant.co.uk

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Festival artwork by Andrew Logan

Screen special

THE HILL previews the Portobello Film Festival 2008, coming to a venue near you this month

THE 12TH ANNUAL PORTOBELLO Film Festival (PFF) comes to the area this month with its usual mix of films at different venues across the area. As the biggest independent film festival in Europe, PFF's philosophy has always been to call in a wide variety of submissions and to screen every one of them, without charging anyone to see anything. This is a big undertaking and every year, more and more films are submitted, ranging from the amateur to the professional, and this year there will be over 700 new films screened, taking in features, shorts, documentaries, music films and animation.

Started in 1996 by Jonathan Barnett, the festival has moved around a lot, formerly taking place in a circus tent and with outdoor screens in Athlone Gardens, Portobello Green and the Emslie Horniman Pleasance Gardens, and with indoor venues including the Tabernacle and Subterania among others. This year's main venues are Westbourne Studios, the Inn on the Green and the Muse Gallery, and the long-closed Tabernacle makes a welcome reopening too.

The festival is running with a Carnival theme from 28 August to 14 September and here's a selection of highlights:

Westbourne Studios W10

28 August: Grand Opening Gala featuring UK Premiere of top fashion photographer Ben Charles Edwards' musical *The Town That Boars Me* featuring Kelly Osbourne and Sophie Ellis Bextor.

30 August: Andrew Logan presents *A Complete History of Alternative Miss World* featuring Divine, John Maybury, Derek Jarman and Leigh Bowery.

3 September: An evening with Nick Jennings and Garth Goldsmith plus screening of Son Of Rambow

5 September: Black Eye legendary urban humour on film and in person.

13 September. World Premiere of Cash and Curry, featuring players from Bend It Like Beckham.

14 September: Closing Ceremony with awards for best films submitted for Portobello 2008.

The Tabernacle, Powis Square W11

Family films every weekend from 3pm.

31 August: Sandy Lieberson, Molly Parkin and Robert Chilcott in Unsung Heroes, a panel discussion and Q&A about the essential but neglected art of writing screenplays, followed by *Performance* (set in Powis Square and produced by Sandy Leiberson).

6 September: A Moment In History, sponsored by Notting Hill Housing Group, films and talks by Colin Prescod and Menelik Shabaz on Ladbroke Grove Caribbean culture, remembering the 50th anniversary of the Notting Hill Race Riots.

7 September: Mustafa Matura's reading of his Royal Court play *Carnival*.

Inn On The Green, Thorpe Close W10

Video Cafe, Film Makers Against The War and Japanese Bondage Films.

Art at the Muse Gallery, Portobello Road W11

Andrew Logan, Dougie Fields, plus photos of the first ever Sex Pistols show by Jenny Runacre.

Charlie Phillips displays photographs of Caribbean funerals in Kensal Green Cemetery, North Kensington from the 60s to the present day. ●

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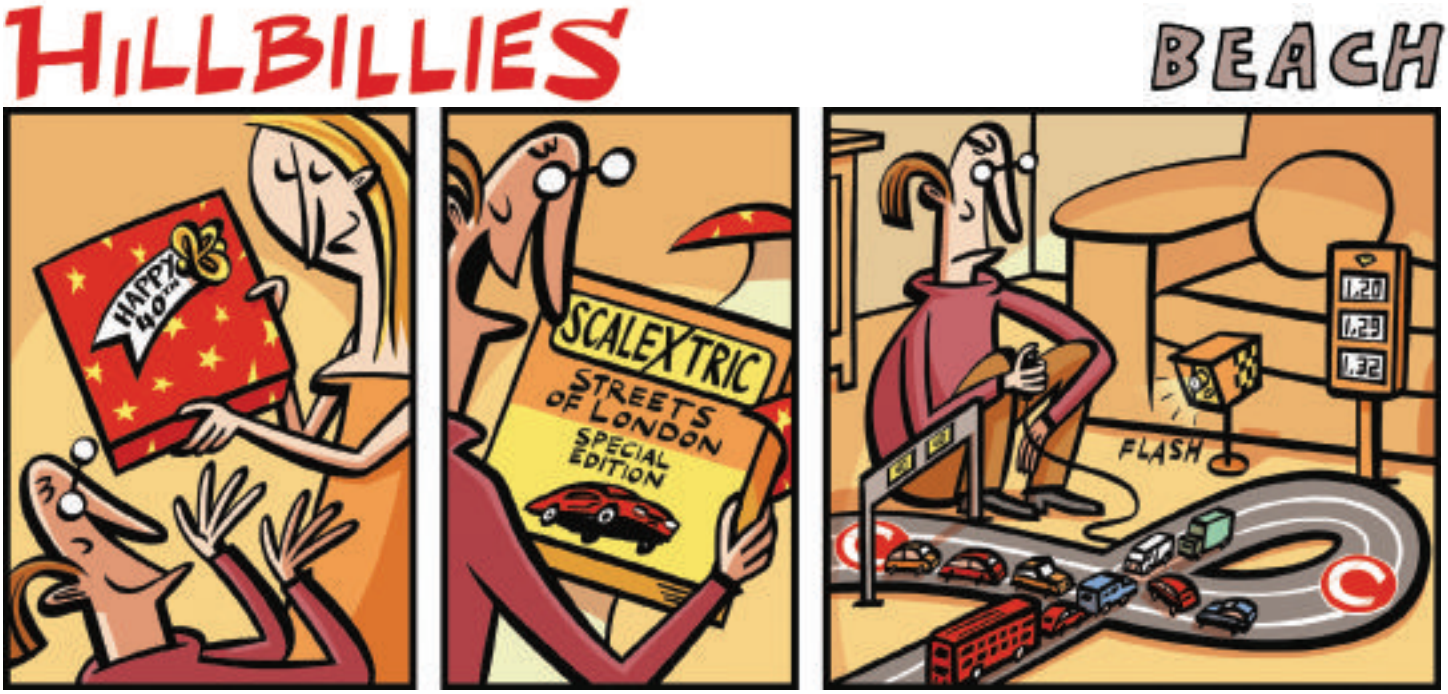
Over the hill?

John Taplin

Nestling under the Westway a unique way of using derelict land and involving the local community is flourishing after nearly 40 years

NOTTING HILL CAN CLAIM, among its other superlatives, the largest Development Trust in the UK. And the first. The Westway Development Trust (WDT), with its headquarters wedged beneath the Westway, was formed out of the choking dust and disruption of that mighty urban motorway. One of the many questions asked by shell-shocked residents on the Westway's opening in 1970 was: what was K&C going to do with all the derelict land – 23 acres – beneath the huge concrete stilts? 38 years later the answer is that the WDT is housing 120 firms, organisations and charities. This kind of trust can be defined, according to Chris Bailey of the WDT, as "developing its assets and using rents to cover its costs and pay for charitable work". It has not always been an easy ride matching commercial practice with sustaining non-commercial organisations, but its creativity and commitment is apparent every step of the way under the motorway lip. Its domain stretches from east of Portobello Green where the Portobello Business Centre runs courses for aspiring entrepreneurs. The new mayor is currently scrutinizing PBC funding, but they're old hands at juggling funding under the Westway. Then down to Open Age which organises a weekly outing for older locals. In this section, there are also more glamorous haunts like Inn on the Green and Portobello Green Fitness Club. Across Ladbroke Grove there's the storehouse of Nu-Line, purveyors of bathrooms, wood and exotic widgets to exacting local home-improvers. There's also a garage to repair their Mercs, which also does Lamborghinis. Workers spend their days beneath the thunderous roar and fumes of the Westway. It's not always comfortable and the WDT admits improvements are needed to the 1970s buildings. Further towards Latimer Road is the magnificent sports centre. You see it as you whirl round the White City roundabout. Standing beneath the roundabout recently I realised with what brutal immensity the Westway had been driven through. This is softened by a small nursery beneath the stub of an unfinished motorway spur where Luke Wilkinson raises plants for the green spaces created by WDT and teaches gardening to local children. Finally, there are the stables where the indomitable Sarah Tuvey provides riding lessons. She set up the stables where the totters or rag and bone men – seen now only in grainy reruns of Steptoe and Son – had once kept their horses. Her younger, fitter horses provide continuity in an area that has seen bone-shaking change. ●

> "They're old hands at juggling funding under the Westway"



Julie's man

Johnny Ekperigin photographed at Julie's by Lydia Evans

For more than 30 years, Johnny Ekperigin has been the man behind Julie's, Portland Road's enduring bohemian haunt. He looks back over the years with **PENDLE HARTE**

Everyone knows Julie's. It's one of London's oldest restaurants and probably W11's most established eateries. The cavernous, bohemian site may be named after designer Julie Hodgess, who conceived the whole thing, spotting the building and identifying it as a good location for a restaurant. But the man most associated with Julie's today is Johnny Ekperigin, managing partner and the man who makes it all work. Johnny has been at Julie's for over 30 years, joining in 1975 as a chef and now responsible for running Julie's and its sister business, the Portobello Hotel. He's an enthusiastic fan of the place, having welcomed some of the world's most glamorous and stylish people through its doors over the years and seen everything around it change while its own décor and, largely, menu, remain constant.

What was Johnny cooking in 1975? "There was steak and kidney pie, which of course we still do. We don't do duck a l'orange any more, but we are still doing crème brulee. And we've stopped the flamed mackerel on sticks – health and safety won't allow that any more." Julie's has never seen itself as a culinary trailblazer, but has always offered a reliable menu of British favourites. "Eating habits have changed," says Johnny. "Now people come in for lunch and just have a starter, or eggs Florentine, and a bottle of water. In the 70s, 80s and 90s everybody had a starter, a main course and a pudding and they'd all drink at lunchtime. Nobody went back to the office after lunch. But that all changed in 2000, when people started becoming faddy. And nobody drinks at lunch now."

It's not just eating habits that have changed. Over four decades in W11 Julie's has seen several shifts in its clientele, as well as gaining several generations of fans. "We've had the parents, and the children, and then the children's children," says Johnny, and among them of course the stars and their children. First, in the 70s it was a fashion crowd, peopled by Julie Hodgess's old Biba friends (she had helped to design Biba) and others including Zandra Rhodes and Vivienne Westwood. In the early 80s, the music industry moved into Notting Hill – Chrysalis, Island Records, Sony and EMI all had offices in the area. "George Michael was selling millions of records and he was coming in all the time." But the music industry soon grew out of Notting Hill, moving mostly to Hammersmith, and the new millennium brought with it an influx of bankers to the area and to the tables at Julie's. "The problem with the area now is that it's too gentrified," says Johnny, himself born and bred in W11. "The property market has destroyed the community because people can't afford to stay. Look at Portland Road: in 1975 it was shabby – these houses were all divided into 10 bedsits and now there are no flats left, they're all houses for bankers." Not that he's bitter. The area's shifting population has provided him with 40 years of trade and a word-of-mouth reputation that no amount of advertising could challenge (Julie's has never paid for any), and Julie's resistance to fashion has meant that it's never out of fashion either.

The style is eclectic and not easily categorised. Bohemian, diverse, eccentric: it's a very English thing. "It's cosy. The Victorians would bring back things from all over the world on their travels and Julie's is like that: we've got Turkish rugs on the floor, Moroccan and Japanese influences." The building, a former builder's yard, is a sprawling site divided into different themed areas – the gothic room, the crypt, the conservatory, the garden room. "It's not everyone's cup of tea and some people think it's old and shabby but others just get it." Similarly, the Portobello Hotel is a large house in Stanley Gardens with rooms decorated in different styles, attracting musicians and the globally glamorous. It opened in 1975, and the first guest was Richard Branson, who had just opened a record shop nearby. "We started getting all his people and that's where we got the reputation for rock and roll," says Johnny. And the reputation remains. "Van Morrison was here last week. He's got a house in Notting Hill but he still stays. We're like everybody's old aunt that they stay with now and again, who does their laundry for them." Over the years these walls will have witnessed countless scandals but nobody at the hotel would ever reveal any starry secrets. Despite living nearby, Paula Yates was a regular ("we loved her"), as was Tina Turner during the 80s, even when she owned the house next door.

> "We've had the parents, and the children, and then the children's children"

Today the clientele at Julie's can expect the discreetest of treatment. "Keira Knightley just pops in for a quiet steak and kidney pie and nobody ever knows, while some stars like to be followed by paparazzi – Kate Moss comes here all the time and there are always 30 photographers outside. The Crown Prince of Jordan comes every time he's in London, leaving all his Special Branch minders outside."

Julie Hodgess is still involved in all design decisions, and she is called in from her home in Hammersmith whenever anything needs work. But she took a back seat early on in the restaurant's career, passing the running of the place to its owners, Tim and Cathy Herring, who have lived in the area since the 1960s. Then they were landlords with an empire of bedsits; now they are successful hoteliers. And what does the future hold? Johnny is open to ideas. "Maybe another hotel somewhere," he says. "We might try bringing our bohemian flavour to an old office block, or something." It may be hard to imagine the special, magical and romantic feel of Julie's in a characterless tenement but you can't imagine these people ever getting it wrong. We'll wait and see.

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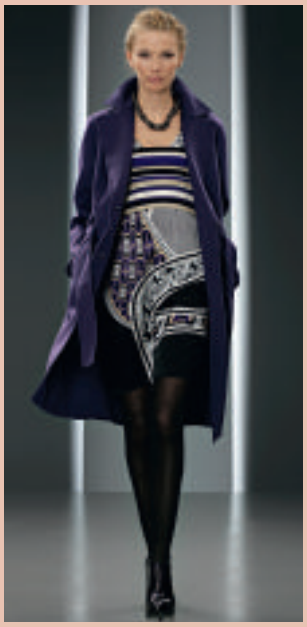

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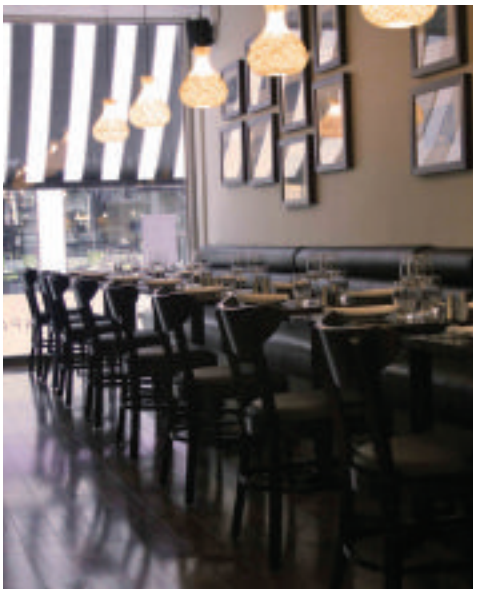
www.tedbaker.com
All other enquiries – 0845 130 4278

www.annesmith.net



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115 Westbourne Grove W2 4UP
020 7727 5000
www.elpiratadetapas.co.uk

B&T ANTIQUES

B&T Antiques has been in Notting Hill for over 20 years with a loyal and cult following of private clients as well as interior designers and antique dealers. In July 2004 the shop relocated to beautiful new premises on Ledbury Road. French-born founder Bernadette Lewis introduced mirrored furniture into the UK, setting the trend for these sleek and stylish designs that reflect 1930s glamour. One of London's most acclaimed and stylish antique dealers, Bernadette has been involved in the trade for more than 30 years. Her individual style and innate ability to find and bring together an eclectic mix of designs is what makes B&T so unique.

47 Ledbury Road W11
020 7229 7001

MELISSA ODABASH

Described by Vogue as 'the most popular swimwear designer of the moment', Melissa Odabash's 2009 collection is full of holiday must-haves. The sophisticated Sophie style is perfect for a glamorous get-away. Pictured here in chocolate brown with gold beads, this bikini is also available in a variety of other colours. Discover more of the 2009 collection at your local boutique available from October.

28B Ledbury Road W11 2AJ; 020 7229 4299
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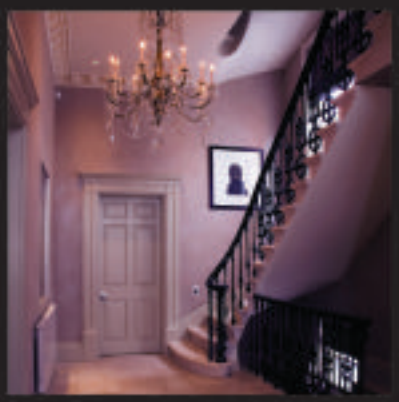

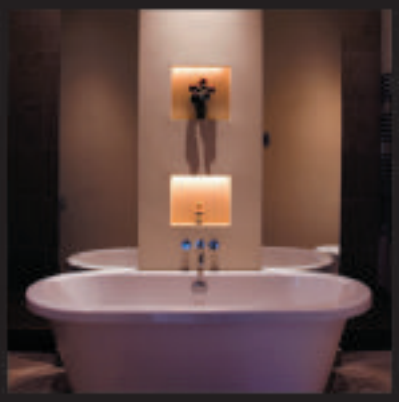

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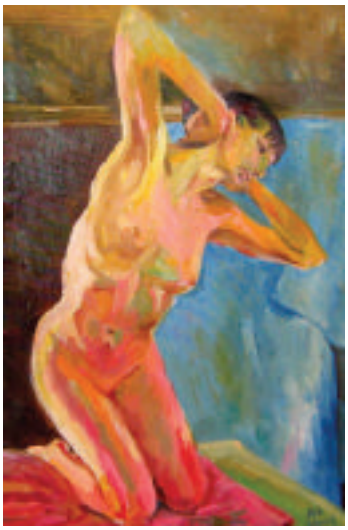
20/21 FAIR
Royal College of Art
10-14 September
The only fair specialising exclusively in modern and contemporary British art celebrates its 21st birthday this year, and offers a great opportunity to see a vast variety of work under one roof. As usual, Hill readers will get two tickets for the price of one on production of this page. Pictured is Lucian Freud's Bird, ink and crayon, dated 11.1.45, courtesy of Simon Hilton.
Kensington Gore SW7
www.britishartfair.co.uk

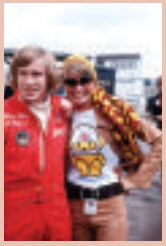
The best of the month ahead PREVIEW

FIVE AT 5
Gallery 5
22 to 29 September
An exhibition of work by five of London's most exciting emerging artists: Sophy Smith, Patricia Ogundero, David Cottingham, Suzanne Roles and Andrej Roszczak. Pictured is Patricia Ogundero's Strike a Pose.
5 Blenheim Crescent W11
www.west-eleven.com



LE TERROIR
Cosa
17-30 September
An exhibition of works concentrating on the French landscape by Ann Gardner. Her paintings show their French antecedents, referring to Cezanne and Monet with a highly distinctive energy.
7 Ledbury Mews North W11
www.cosalondon.com

FORMULA ONE PHOTOGRAPHS
Mall Galleries
216-20 September



TAG HEUER celebrates British Formula One drivers through a unique photography exhibition curated by TAG Heuer Ambassador Lewis Hamilton, Damon Hill OBE and Sir Stirling Moss, timed to show just after the Spanish Grand Prix and before The Goodwood Revial Weekend.
The Mall, SW1

TWILIGHT SUITE
Louise T Blouin Institute
11 September
An evening of art, sight and sound featuring music, film and commentary by local DJ and filmmaker Don Letts and lots of guests. The space will morph between exhibition and stage as narratives start and finish, environments alter and audiences circulate. The aim is to create a format combining different creative agendas with DJ Culture, internet art, light works, photography, contemporary classical music, installation and video.
3 Olaf Street W11
www.twilightsuite.com

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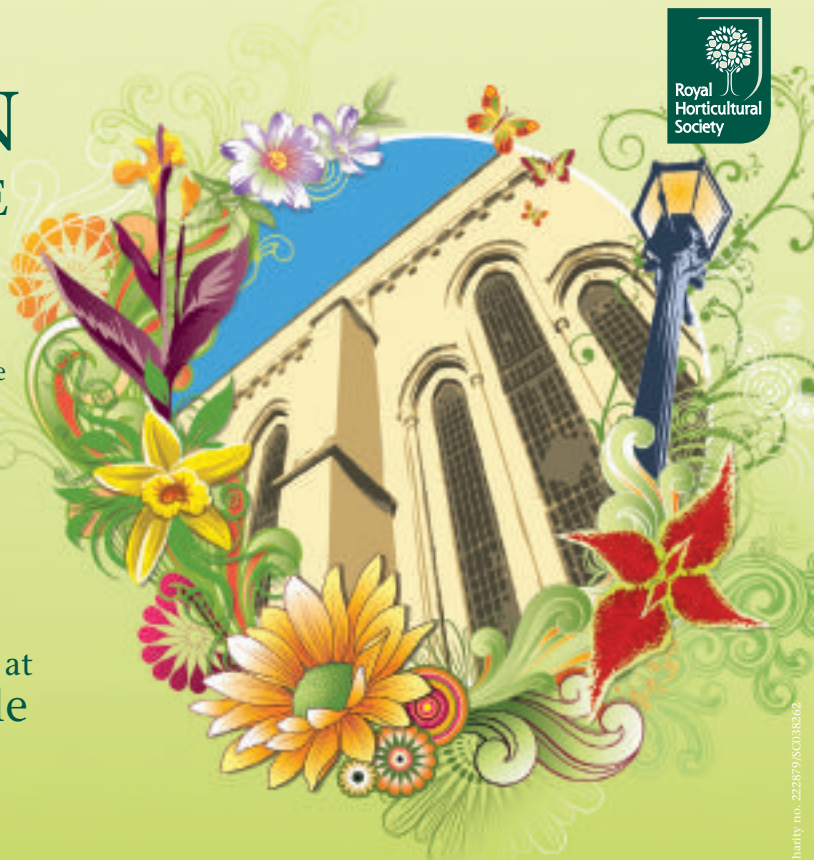

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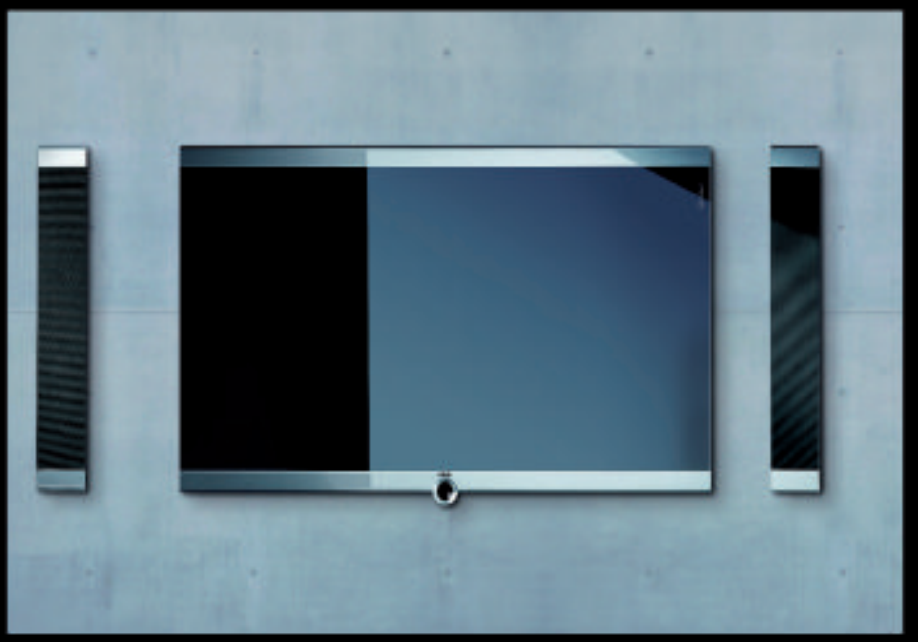

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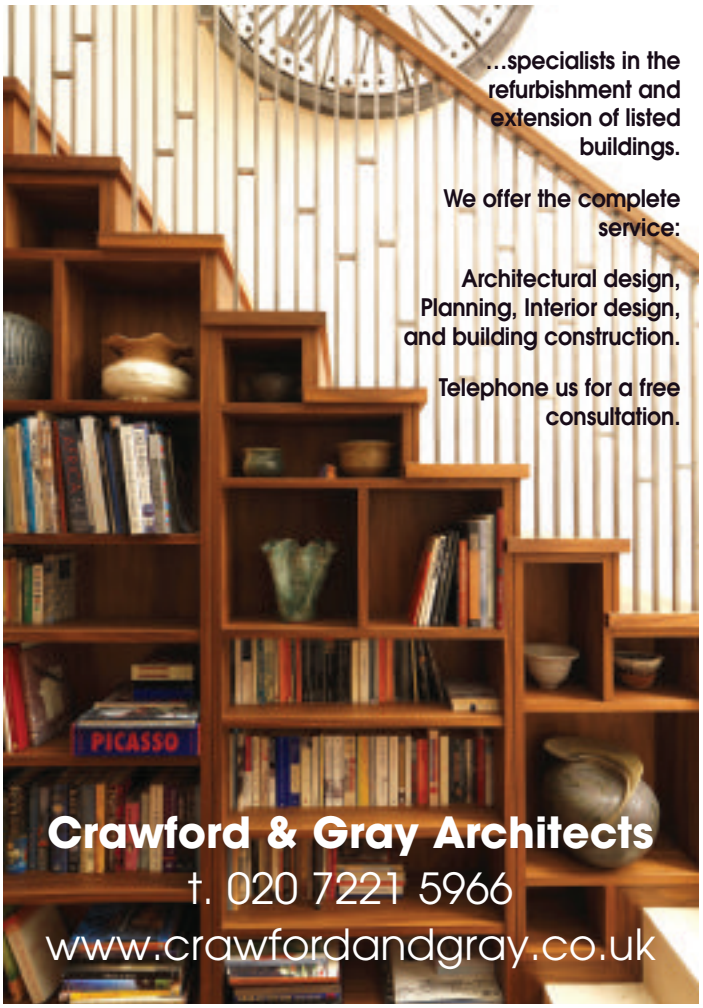

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Top bumps

Maternity fashion has come a long way. **YANAR ALKAYAT** looks at the local options

ONCE UPON A TIME, pregnant ladies had nine months of bland baggies and unflattering frocks to look forward. Now maternity wear has blossomed into fashionable, versatile attire for women who don't want to ditch style for the bump. Whether you're heading for local boutiques, high street or beyond, being pregnant has never looked so good.

Recent years have seen specialist stores offering covetable collections for mothers-to-be and this September sees the arrival of French inspired mother and baby boutique JoJo Maman Bébé, at the old Lloyds Bank site on Westbourne Grove.

"When I launched JoJo, 15 years ago, designs for pregnant women were confined to tent dresses or shapeless dungarees", remembers founder Laura Tenison. "So I wanted JoJo to fill this gap to ensure women don't change their style, just because they are pregnant."

Now women can mix well-cut maternity wear with their favourite Joseph knit or Pucci scarf and one area Laura recommends not be skimped on is underwear. "While we all want to be sexy sirens at all times, comfort and fit become a bit more important especially at the stage around four months". As well as a bra-fitting service for pregnancy and breastfeeding months, JoJo Maman Bébé also stocks specialist denims to fit all bump shapes and sizes.

Other boutiques keen to let women stay as glamorous as their pre-bump days include Knightsbridge boutique Blossom, which stocks designer maternity brands such as Juicy Couture and Momzee, as well as non-maternity labels like Sonia Rykiel and See by Chloe. Their own range, Blossom Mother and Child, boasts Clements Ribeiro as designer - a collaboration born after Susan Clements was shopping in-store while pregnant - so expect plenty of catwalk inspired knits and flattering evening dresses. For designer denim lovers, Blossom has also developed a maternity band which they have the exclusive rights to apply to the 7 For All Mankind jeans they sell.

> "15 years ago, designs for pregnant women were confined to tent dresses"

Award-winning label Isabella Oliver

Mamas and Papas

Blossom

(available online at www.isabellaoliver.com) has created crisply-cut designs to celebrate the pregnant form and their newly launched lingerie range uses aloe-vera cotton for extra skin softness. There is a maternity range at Agent Provocateur and specialist store Mamas and Papas comes out with constantly-changing seasonal collections that are both stylish and comfortable, and comprise a very clever range of denims too.

Of course, today's trends, full of smock dress and empire lines will also serve the nine-month wardrobe. Designers like Stella McCartney have plenty of sumptuous swathes to drape and dress the bump in, and comfort cottons and cashmeres at The White Company. On the high street, retailers have realised pregnant women want functional yet stylish clothes for their multi-tasking lives, so look out for ranges at Marks and Spencer, Next, H&M and Topshop.

While the high street joins the battle of the bump, local retailers like JoJo Maman Bebe hope to offer maternity needs within pram-pushing distance from their homes. "Westbourne Grove fits all our ideals," says Laura excitedly, "and I very much hope local residents avoid the lure of sprawling shopping malls and stay loyal to old and new local independents." ●

Stockists

Agent Provocateur, 305 Westbourne Grove, 020 7243 1292
Blooming Marvellous, 725 Fulham Road, 0845 458 7429
www.bloomingmarvellous.co.uk
Blossom, 164 Walton Street, 020 7589 7500 www.blossommotherandchild.com
Green Baby 5 Elgin Crescent, London W11 020 7792 8140
www.greenbaby.co.uk
JoJo Maman Bébé, Westbourne Grove from Sept www.jojomamanbebe.co.uk or 0871 423 5656 for UK orders
Stella McCartney, available at Matches and Blooming Marvellous
Mamas and Papas, 256-258 Regent Street W1, 0870 830 7700
www.mamasandpapas.co.uk

Mamas and Papas

Stella McCartney

Five of the best

A selection of local businesses from The Hill's address book

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No Balls is the new women's fitness wear brand which delivers attractive performance sportswear. The tops are vibrant and stylish, fitted but not skin tight with lovely details to flatter the feminine shape. The bottoms are the most flattering cut on the market with soft detailed waist design and clever seaming brought slightly forward to slim your thighs.

www.noballs.co.uk

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20 All Saints Road W11 HG;
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www.pretavivre.com

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Gastro gossip

Digesting all the local foodie news

SHOOT OFF

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Wodka, 12 St Alban's Grove W8
020 7937 6513

CHINESE EXPERTISE

Recently opened in the Royal Garden Hotel is Min Jiang, a new Chinese restaurant on the tenth floor with impressive views of Kensington Gardens. There are already two successful Min Jiang eateries in Singapore and this is London's first and it's dedicated to showcasing the signature Beijing duck, a complicated dish that requires a wood-fired oven, an expert master chef and six different servings. There's also an exotic dim sum menu and impressive contemporary Chinese décor. Worth a visit.

Min Jiang, Royal Garden Hotel
2-24 Kensington High Street W8
020 7937 8000

NUTS AND FIZZ

Currently at Kensington Place there's a pairing game going on to celebrate the initials KP. Until the end of October they are offering Krug and pistachios at the KP bar for £16.50, with further clever KP combinations planned. Can you think of any? Suggestions to the bar staff, over fizz and nuts please.

Kensington Place
201-209 Kensington Church Street W8
020 7727 3184

GASTRO GALLERY

Just opened in the Pall Mall Deposit on Barlby Road is The Gallery, a new art space that doubles up as a café for people to eat, drink and look at art at the same time. A changing schedule of exhibitions is planned so look out for it.

Pall Mall Deposit, 124-128 Barlby Road W10

A KENSINGTON TREAT

There are still enough hints of summer in the air to make tea at the orangery in Kensington Gardens a seasonal treat. Try the champagne tea, which includes a flute of Nicolas Feuillatte NV, a smoked salmon sandwich with dill, cracked pepper and lemon, fruit scone with Cornish clotted cream and berries, rich Belgian chocolate cake with cream and a choice of teas or coffees, all for £17.95. What a feast.

The Orangery, Kensington Palace, Kensington Gardens W8
0871 332 7927

CHOCOLATE VILLAGE

New to Connaught Street is Coco Maya, an artisan chocolate boutique that sells single estate chocolate delicacies alongside chocolate drinks, ice cream, brownies and cakes made with the world's rarest and finest cocoa beans. Inside, the shop is all stylish displays that combine the modern and the antique, and the quirky style is reflected in the range of bespoke chocolates offered – commission a chocolate insect or a chocolate violin and it will be presented on a semi-precious stone, or in a jewel-like box. Yum.

Coco Maya, 35 Connaught Street W2
020 7706 2770

GREED IS GOOD

Long-standing nightspot Woody's in Woodfield Road W9 reopened last year as the strangely-named Envy, a club that celebrates champagne-drinking, cash-swilling excess and a dramatic departure from the dark funk club that it used to be. Now the venue has teamed up with Delicious Parties and punters can hire it for parties and enjoy tailored canapé menus and delicious desserts over the three floors that are called Vanity, Desire and Aura. Gosh.

Envy, 41-43 Woodfield Road W9
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GQ Magazine

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The Times

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Indian

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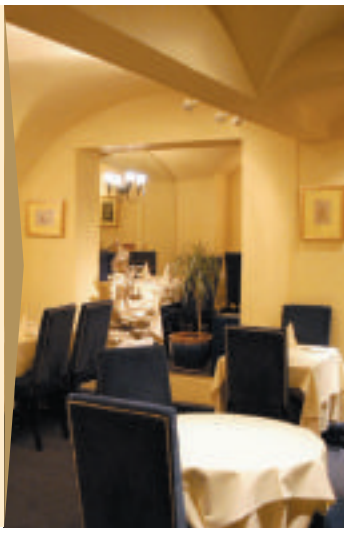

DURBAR

Durbar, 24 Hereford Road, W2 4AA
020 7727 1947

Indian

What's cooking? Shamim, the executive head chef at Durbar, upholds the dedication to fine Indian cuisine that is Syed's legacy, not least with his passion for rare spices. After 50 years in business, this family-run Bayswater sub-continental restaurant is still unanimously hailed as a 'reliable' and 'friendly' destination. Takeaway is available, with a 10% discount for all self-collected orders. Open seven days a week; lunch 12:30pm to 2:30pm (Friday lunch closed), dinner 5:30pm to 11:30pm.

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Heavenly dishes

A year after its refurb, we revisit Paradise in W10

Paradise by Way of Kensal Green

19 Kilburn Lane W10
020 8969 0098
www.theparadise.co.uk

A year since its stylish makeover, the all-new Paradise is proving even more popular than predicted. It's not only the impressive menu from chef Tim Payne, and the clever cocktails, but also the range of events, shows and gigs that really take advantage of the space. And now, to add to the programme, there's the newly-launched Paradise Guide to Better Yourself, which features regular Monday evening classes. There's salsa, tango, flower arranging, wine tasting, swing dancing and burlesque as well as bag making and jewellery making, all on different Mondays and at £6 a session, who's to argue?

> "There's salsa, tango, flower arranging, wine tasting and swing dancing"

Before or after your class, you should take advantage of dinner. On a recent visit we were very impressed with the food: gazpacho was beautifully refreshing, clearly made with high class, tasty ingredients. Scallops came sliced with sharp Iszu dressing and a main course of pearl barley risotto with peas, broad beans, girolles and pea dressing came with delicious seasonal pea shoots on top, while veal with aubergines, mozzarella and tomatoes was flawless. A lovely chilled bottle of rosé made it a perfect summer meal – and next year the experience will be even better when the garden is finished and a new staircase will link the garden and the first floor terrace. ● *PH*

More local restaurants reviewed online at www.thehillmag.co.uk

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Top Thai

The secret's out – W10's favourite Thai has found fame

Number One Café

1 Dalgarno Gardens W10
020 8968 0058

The Number One Café has a lot of fans. Everyone living near this end of W10 will agree that it's one of the best Thai places around, and when *The Guardian* ran a glowing review of it in *Weekend* magazine early this summer, several locals wrote in to lament the outing of what they wanted to keep secret. They feared an influx of *Guardian* readers from all over the country coming to rob them of their rightful tables at a local restaurant that had never before been mentioned in a national newspaper. So far, this hasn't happened, though Number One never seems to be short of trade either.

> Everything tastes authentic, spicy and intense

It's a family-run place offering a large Thai/Malaysian menu, with everything tasting authentic, spicy and intense. Our favourite meal here consists of steamed dumplings with minced chicken, prawns and water chestnuts with garlic and thick soy sauce and deep fried fishcakes to start, then a steamed whole seabass with chilli, garlic and lemon sauce, which is juicy and intensely hot, chicken panang curry, also hot and coconuty with a serious lime kick, and deep fried battered prawns in a crispy crumb batter that's perfectly textured. The pad thai is good too, as are the super spicy salads – everything is consistently delicious and nothing ever disappoints. ● *PH*

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Combine the conventional with the offbeat to lend character to a room, says SHANNON DENNY

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www.methodproducts.co.uk

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www.burtsbees.com

Meditate on it

A new look for Holland Park's 40-year old School of Meditation

HAVE YOU SEEN what's happening at 158 Holland Park Avenue? It's been the home of The School of Meditation since 1967 and this year it's had a facelift.

"We wanted to open up the front to make it more attractive and inviting," a spokesperson said. The refurbishment is part of a programme of work to make the school more accessible to more people. "We teach meditation to people from all walks of life. It's a simple technique, passed down from a centuries-old Indian tradition which has been adapted to suit the western way of life."

Since the School opened in 1961 it has taught nearly 15,000 people to meditate. Many say meditating makes them more confident and relaxed in their daily life; they feel more 'with it', happier, more themselves.

"Being oneself is about living life to the full, to the best of one's abilities – 100 per cent in body, mind and spirit – that's where meditation leads."

Becoming more accessible to more people in the community is part of the reason why the school is launching a new drawing course in September called Line, Shape and Form. It's aimed at giving an introduction to the basics of drawing – something the course tutor believes can enrich anyone's life – and is open to all, whether they meditate or not.

To register for the course or find out more about meditation, contact the school on 0207 603 6116; www.schoolofmeditation.org or come to a drinks reception at 158 Holland Park Avenue on Monday 8 September from 6 to 8.30pm.

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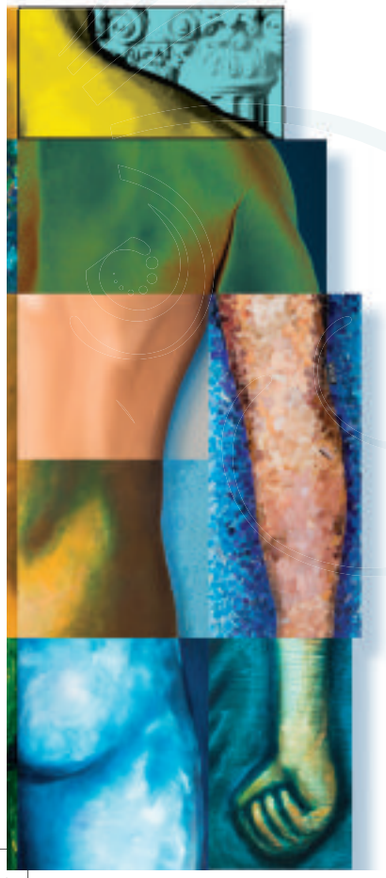

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Estate of play

A weekend at The Grove offers all the luxuries of a country retreat within very easy reach of west London. PENDLE HARTE makes the journey from Ladbroke Grove to Hertfordshire

WE FELT SLIGHTLY FRAUDULENT saying we were spending the weekend in the countryside when we went to The Grove. It certainly feels like the countryside, set in 300 acres of parkland and with a sense of being in the middle of nowhere, but it's actually less than 10 miles up the M1 and roughly a half hour's drive from Ladbroke Grove. We couldn't even have got to the M4 in that time. And the Grand Union Canal runs though its garden, linking it directly to Westbourne Park.

> "How to spend the day? Countless activities are scheduled"

Fittingly, The Grove calls itself "London's country estate". It's a vast and beautifully restored 18th century house, formerly home to the Earl of Clarendon, with stylishly landscaped grounds, more than 200 guest rooms, three restaurants, an outdoor swimming pool and a large spa. Not only does the place set out to cater for your every whim in the utmost luxury but it offers beautiful surroundings and countless activities.

Our weekend started off with a facial – or at least, mine did, as my partner and our daughter went to investigate the room. The new Super Active facial at the Sequoia spa involves special facial massage techniques to stimulate your system and enliven your skin and cold rose quartz crystals are rolled across my face, feeling fresh and uplifting, while a range of Espa products are designed to calm and soothe.

An hour later, feeling rejuvenated and alive, it's time to check out our room, and as expected, it's stylish and spacious with impressive views over the vast grounds. How to spend the day? Countless activities are scheduled, from volleyball and remote control car racing to croquet, golf and guided tours of the garden. A special drop-in children's club offers entertainment for children of all ages, leaving parents free to enjoy the spa and its impressive black-tiled grown-ups-only swimming pool. The kids' club has its own children's pool as well as a playground comprising trampoline, climbing frame and all the usuals as well as an indoor space full of paints and patient staff. Throughout the summer there's a special sandy beach area filled with flawless Caribbean style sand and deckchairs, plus beach huts and a tipi, all inside a walled, Alice in Wonderland-style garden. Sandcastle building competitions take place before dinner, which at the Glasshouse is an informal, family-friendly buffet affair.

The Grove is a member of The Leading Hotels of The World group, so the level of luxury will come as no surprise – and you won't find a more secluded retreat anywhere closer to home, so book in for an autumn break.

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Three's company

W14's Clare Kemp-Welch has the ultimate solution to the school run dilemma. **PENDLE HARTE** meets her to test-drive the new Trikidoo

AS SOON AS the school term ends it becomes very obvious how much of west London's morning traffic is school-related. Streets are immediately emptier of the widely-hated but ubiquitous 4x4s and traffic moves faster, revealing that driving the children to school is a very common phenomenon. And with people less and less likely simply to send their offspring to the nearest school, school traffic is a problem that's set to increase.

But there's an easy alternative. When Brook Green-based Clare Kemp-Welch was pregnant with her third child, she set about looking for a bicycle that would transport her and the children, and her search took her into the business and now she is selling a special tricycle, self-conceived, designed and produced in response to the lack of available options. Her Trikidoo is a stylish and practical three-wheeler with a comfortable, raised rear seat for two children and lots of storage space underneath. It's just the thing for Clare's Brook Green-to-Holland Park school run (not least because the journey crosses the congestion charge boundary), and just the thing for countless people with similar journeys.

It's an incredibly simple idea that, amazingly, hasn't really been done

> "It's just the thing for the Brook Green-to-Holland Park school run"

before. Clare explains: "I wanted a back carrier for the children because I didn't like the idea of carrying all the weight at the front, and instinctively I didn't like the trailers that carry the kids near the ground." Talking to people in bike shops introduced her to the world of bikes ("the bike community are all incredibly nice") but everything she tried didn't quite suit, so she set about designing something herself to fit her requirements. "Also, I wanted to create something a bit pretty," she says.

So, 18 months, one baby and an enormous amount of work later, the Trikidoo emerges. With components made in Taiwan and the UK, and assembled here, the trike comes in pink or navy blue, and costs £750 direct from Clare. You can attach a child's seat to the front to carry a third child and now Clare is stopped frequently on her daily ride by people wanting to buy one. And what's the ride like? For me, not at all what I expected. With two toddlers happily in place on the back, I climbed onto the outsize and super comfortable padded seat, expecting, as a fairly competent cyclist, to find three-wheeling a breeze. "Before you start, let me warn you that it will feel weird," says Clare, and she's right: somehow I feel like I'm losing my balance and keep wanting to put my foot down needlessly. "It takes a bit of getting used to," she warns.

The pavement seems to be sloping and I can't work out how much space I need to turn, but Clare proves that the Trikidoo can turn surprisingly tightly and is a nimble mover once you get used to it. At just 75cm wide, it won't block traffic and will fit through the average front door, because Clare has thought of everything.

So, if you're already fearing the school run, contact Clare and get on her trike.

www.trikidoo.co.uk; 07795 436 674

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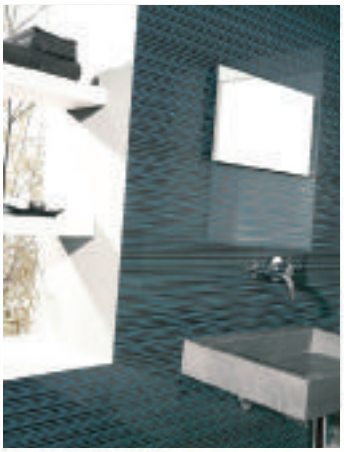

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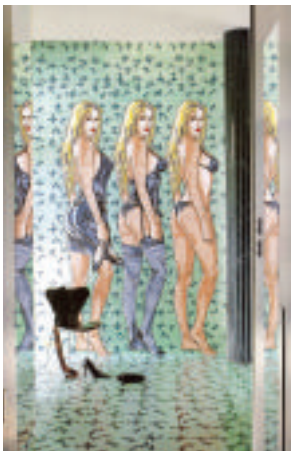

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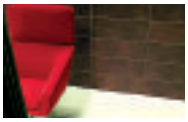

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Small talk

News and ideas for kids on the Hill

Car style

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www.elodiedetails.com

Play stool

"Don't forget to play," said seminal Finnish designer Alvar Aalto. And his quote has been adopted by Sloane Avenue's Marlborough Primary School, which has teamed up with Skandium and Finnish furniture company Artek in a project connected to September's London Design Festival. The idea was to involve a class of eight-year-olds in creative learning and playing around the subjects of design, Finland and furniture manufacturing. Artek's classic stool 60 was integrated into the programme and children were invited to assemble them and decorate them any way they liked with paint, textiles, tiles or other additions. See the results in the window at Skandium from 15 to 21 September.

Skandium, 247 Brompton Road SW3
020 7584 2066
www.skandium.com

A lesson in learning

Established since 1986 by Nanci Bell, Patricia Lindamood and Phyllis Lindamood, Lindamood-Bell has helped thousands of children and adults with learning difficulties. It does this through programmes that stimulate basic sensory functions related to learning; ones recognised as being effective in the instruction of dyslexia, hyperlexia, autism and learning disabilities in general. The one-to-one instructions mean a six- to eight-week intensive instruction can catch up years of learning.

Lindamood-Bell, Eardley House, 182 Campden Hill Road W8
020 7727 0660
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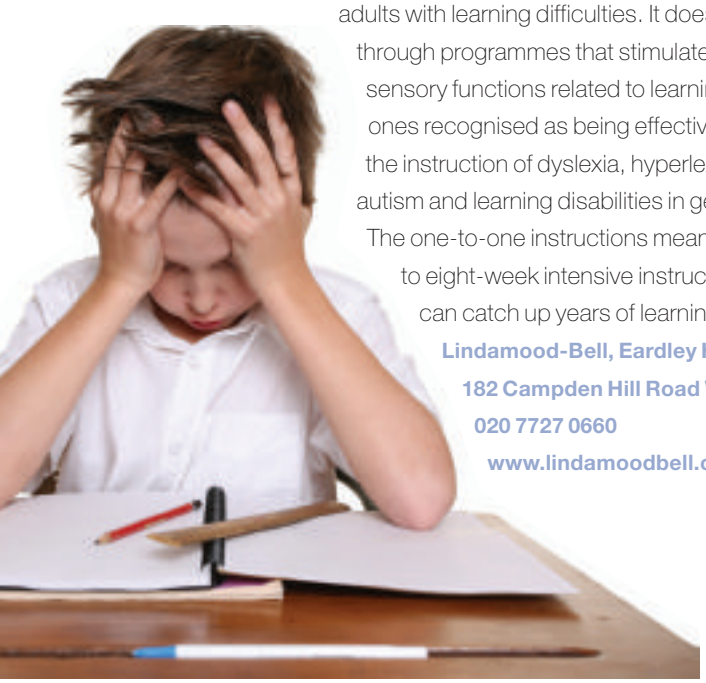

Bundles of Joy

Check out the inspired gifts for children and babies at Bundles of Joy. A range of personalized items includes pyjamas, bathrobes and towels as well as toy boxes and other useful nursery items. We love these beautiful, handmade, single initial pictures, which make the perfect gift for a christening or birthday. Choose the first letter of the baby or child's name and personalise it further with your choice of message or date on the tag.

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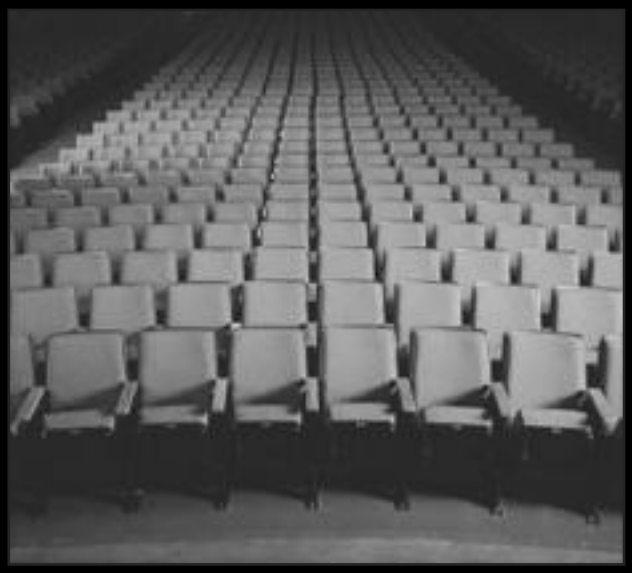

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Real Brazil

Futsal is a Brazilian game that's huge in North Kensington, discovers **NEIL MCKELVIE**

IT'S PROVING A TAD tricky to interview Phil Amos. We're in the Holland Park HQ of Active Planet, his sports and health organisation, and Phil himself is a friendly, chatty host. The snag is, no sooner do we settle in with the tape running than a stream of smiling boys and girls from the local estate, who all treat Phil like a favourite uncle, materialize as if by magic at the door or window. When, they want to know, will the futsal be happening? And, by implication, could I please leave Phil in peace so that he can get on with running the next session?

If futsal doesn't immediately ring any bells, don't worry: you're in the majority. It is, in fact, the South American five-a-side version of football in which generations of Brazilian superstars – Ronaldinho, Ronaldo and Robinho to name three – have honed their skills. According to official statistics, futsal is now also the world's fastest growing sport, with World and European championships for club and national teams. And, all too predictably, this globally popular, tried and tested soccer nursery is barely known, let alone played, in the UK.

"The game originated in Uruguay, but it was the Brazilians who popularised it," Phil explains. "Kids there start playing at about five years old with a small ball that doesn't bounce too high and the emphasis is on passing, dribbling and movement. Matches are played on a pitch marked out by lines (so no kicking off walls) and with hockey-sized goals. No one stands still and players rotate after five to six minutes; everyone must work together, make decisions and stay involved."

Phil talks with messianic zeal. He may be frustrated that futsal is in its infancy here – "It needs to be marketed and the FA has limited resources" – but that's something he's determined to rectify, and not just for sporting reasons. Through Active Planet's innovative coaching programme in local sports centres, estates and schools, Phil has seen how futsal can be used to engage with young people, particularly those from low-income backgrounds, with behavioural problems and with no interest in physical fitness.

Set up in 2002 as a social enterprise venture with twin commercial and charitable arms, Active Planet provides after-school, weekend and holiday coaching in dance, tennis and football. But futsal is by far and away the most popular activity. "We hold Saturday sessions at Kensington Sports Centre, for which we charge £15," Phil tells me. 'At the same time we've got a major programme on the estates; those kids are only charged £1 or it's free. We've found that our clients in Kensington really appreciate knowing that their money is being channelled into helping less fortunate children."

Phil himself is a relatively recent convert to futsal. "I shared a flat with some Brazilians and they introduced me to it – I thought it was amazing,' he smiles. 'So, a few years ago we advertised for coaches and one of the guys who responded used to teach the game in Brazil. Since then it has taken off and, to be honest, we could be on the pitch all day. One of the reasons for the sport's popularity on the estates is that we can use a small pitch – it is usually played on a basketball court – and in the long-term we'd love to set up an academy. Our coaches already run classes in primary schools and we also have an open session at the Harrow Club on Freston Road on Monday evenings when anyone (children or adults) can come and play."

Even though futsal's profile is still lamentably low, there are signs that the tide is turning. "Some pro clubs have cottoned on and now, when we enter our kids in tournaments, there are scouts sniffing around," Phil continues. "They have invited the

best ones to their academies. They know that kids with a futsal background make good prospects." While some of his protégées may end up entering the professional ranks, it's the game's positive impact on every child that truly inspires Phil. "One of the best examples of what can be achieved was at Burlington Danes school," he tells me with obvious pride. "We were invited to take some sessions and they gave us the toughest class, which we didn't know at the time. Some pupils had refused to take part in any PE and others had a negative attitude; however, they really engaged with futsal – the teachers said they had never seen such an impact on the kids."

The proof of this is in a letter that Phil received from the Director of Sport at Burlington Danes. It reads: "The implementation of futsal saw a significant shift in behaviour in PE. We believe that a key reason for high achievement in futsal is the nature of the small-sided game. Many students who struggle with football due to body weight issues or a lack of size and pace discovered that they could compete in a more even setting. This allowed the lower end of ability to scale to achieve, whilst simultaneously stretching the more able due to the confined space and new skills and tactics. Futsal has been a major success." ●

> "Clients in Kensington really appreciate knowing that their money is being channelled into helping less fortunate children"

For more information call 020 3266 0087 or email info@activeplanet.org.uk www.activeplanet.org.ua

Active Planet provides futsal coaching in primary and secondary schools, leisure centres and estates. It also has its own development squads for boys (under 10 to under 14) based at the Harrow Club that play matches against other teams. Coaching sessions:

Saturdays (6-12 years, players grouped according to age): 9.30-11.30am at Kensington Sports Centre (£15)
Mondays (adults): 8.30-10.30pm at the Harrow Club, 187 Freston Road W11 (£1)

If any individual or business is interested in sponsoring Active Planet's community social inclusion programmes please call **Phil Amos on 07931 766833**

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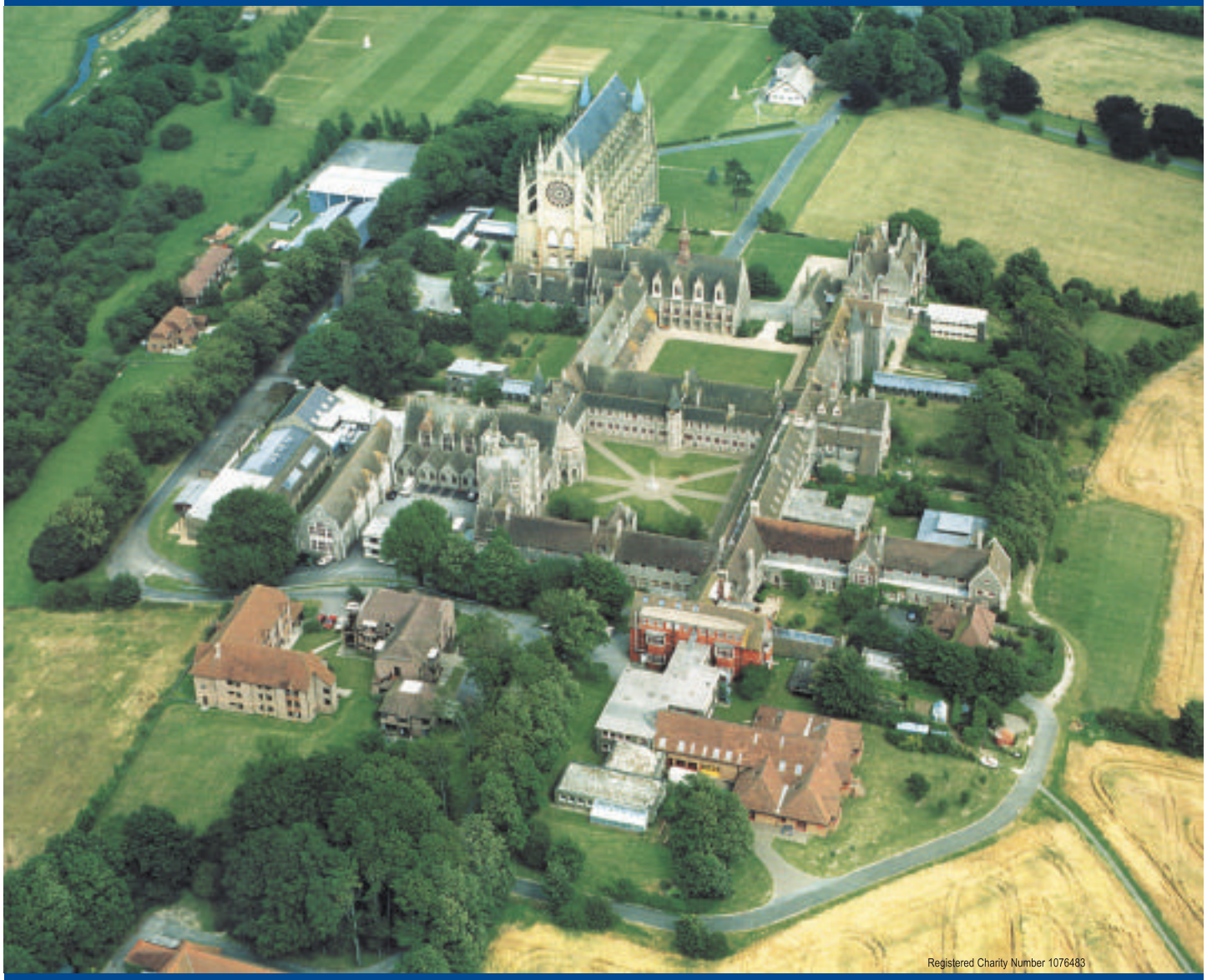

You are warmly invited to join us for our Open Morning on Saturday 4 October or come and meet us at The Independent Schools Show in Battersea Park on 31 October and 1 November

Parents and prospective pupils are also welcome to visit Lancing College at any time of the school year

For further information please contact our Admissions Officer
01273 465805 admissions@lancing.org.uk or visit our website

www.lancingcollege.co.uk

SCHOOL REPORT

IN ASSOCIATION WITH

THE GOOD SCHOOLS GUIDE

THE INDEPENDENT SCHOOLS SHOW

HOW TO CHOOSE THE RIGHT SCHOOL | RACHEL JOHNSON'S SCHOOL DAYS

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Telephone: 020 7727 9090.
Facsimile: 020 7727 9988.

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Open Mornings start at 10.15am

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www.tonbridge-school.co.uk

08A19

EDITOR'S LETTER

An introduction...

I used to imagine that if a child hurt itself at school it would be given a consoling hug by the teacher and a plaster applied. In many schools, I'd now be wrong.

No one has passed a law against hugging, but we are allowing a practice to build up, fear on fear, where teachers are told never to touch a child, never to do what comes naturally, because of fears that parents or children might shop them to the local Child Protection team.

Teachers have some reason to fear. Many local authority child protection manuals list hugging and touching (including face, neck, chest, waist and legs) as sexual abuse. Teacher training establishments reinforce this mantra. But this is their invention and not the law, and a school that does not have to deal with feral children and aggressive parents out to get their teachers ought to stand firm for common sense.

To survive the Child Protection onslaught, a school needs to have a well-documented policy that is discussed with parents and rehearsed in staff training. Ask to see your school's, or encourage them to develop one if there's nothing on offer.

None of us is pro-sexual harassment or worse, but teachers are all CRB checked and, in a well-run school, there are lots of other staff to note what goes on and remedy the inappropriate. We should trust teachers, indeed want them, to hug and cuddle our children when they need it, and tend to their accidents with the intimacy and care that we would expect of each other when we're looking after our friends' children.

For teachers to hug and to offer physical comfort are affirmations of our common humanity. They help our children learn how to look after and care for each other. Banning them is a vote for disconnection, for isolation, and for policemen who stand and watch while a boy drowns in a pond. Tell the schools that you use that this is not what you want. Help give schools the courage to raise your children properly.

Ralph Lucas
editor@goodschoolsguide.co.uk
www.goodschoolsguide.co.uk

 Cover image courtesy of Wellington College

HOLMEWOOD HOUSE

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GOOD SCHOOLS GUIDE

"A happy community where pupils are confident and articulate, enthusiastic and motivated, friendly and courteous"
INSPECTION REPORT – MARCH 2007

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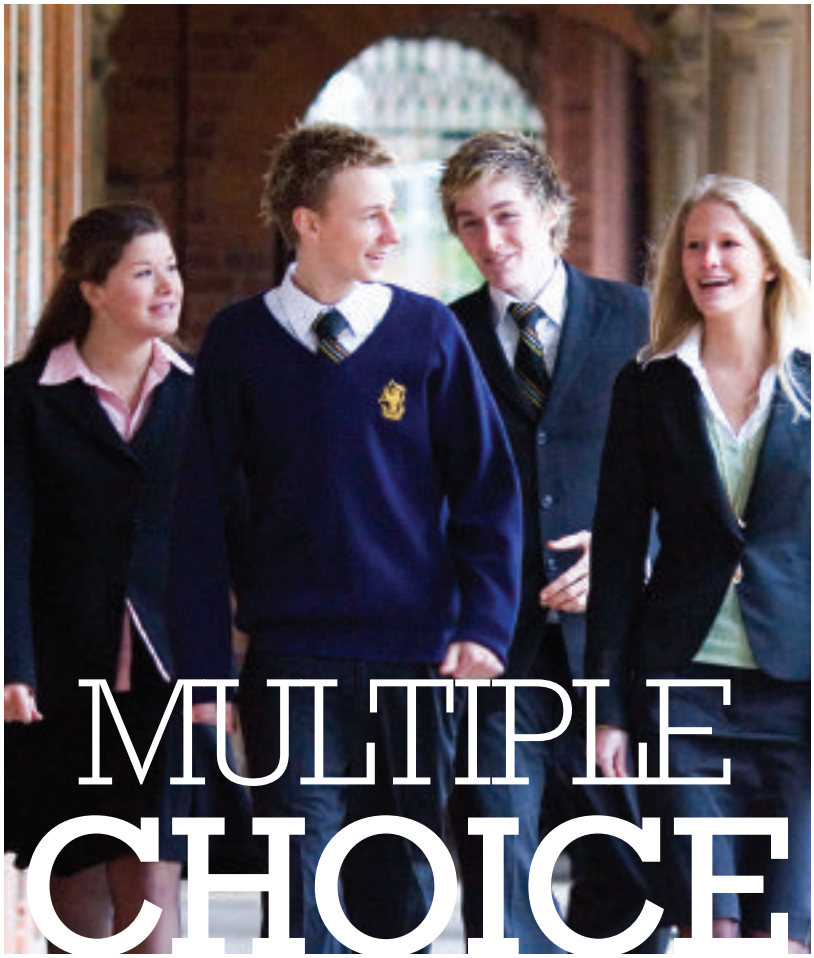
http://www.fairleyhouse.org.uk
office@fairleyhouse.org.uk



MULTIPLE CHOICE

Tanya Kutchinsky looks at the questions facing parents choosing an independent school

WHY CONSIDER INDEPENDENT EDUCATION?

Independent schools attract and provide for a broad cross-section of our society, catering to a wide range of interests, abilities, special needs and religious views. The diversity and flexibility of the independent sector tend toward smaller class sizes, greater individual attention, good discipline, a strong work ethic and wide range of extra-curricular activities. In turn, independent schools maintain a reputation for excellent academic standards and superb facilities.

HOW TO TRANSFER TO AN INDEPENDENT SCHOOL FROM THE STATE SECTOR

While the state and independent sectors are often contrasted against once another – both are required to follow the national curriculum and recognise the same national qualifications. Opting into the independent sector for certain years of education may be another strategy for financial planning. Any differences between the two systems should be easily overcome by realistic expectations of academic requirements (which may be supported by short-term extra-curricular tutoring), a strong work ethic and good behaviour.

HOW TO FIND THE BEST SCHOOL FOR YOUR CHILD

Every parent is keen to provide the very best start in life for their child – finding the school to which your child is best suited is therefore of utmost importance.

The considerations encompass academic, practical, financial and social elements: ranging from academic standards, class sizes and associated types of pressures; the emphases, facilities and support available for sport, music, art, special needs, particular ethos and/or religious affiliation and practice of a school.

Needless to say, a child's needs may change as he/she develops. While some children may benefit from the stability of attending an 'all-through-school' (with nursery, primary and secondary departments), others may gain more from different environments and challenges as they mature. The choice of GCSE/A-Level or IB subjects and/or curricula may also necessitate or influence a change of school. Similarly, it is important to consider the advantages and disadvantages of having more siblings at the same school.

HOW TO DECIDE BETWEEN DAY OR BOARDING

Modern boarding schools are quite different to the harsh stereotypical images, often propounded in the media. As well as the freedom and sense of responsibility afforded to children away from their parents, pastoral care is a central function of the modern boarding school, complemented by private, modern comfortable accommodation and facilities.

While the costs associated with boarding are significantly higher than day schools, boarding offers busy parents far greater flexibility – relieving the pressures of the school run and providing for quality time at weekends (if weekly boarding), exeats and holidays. Boarding schools provide a very full programme of wide ranging extra-curricular activities. The opportunity of living and growing up within a communal environment often provides for life-long close friendships.

HOW TO CHOOSE BETWEEN SINGLE SEX OR CO-EDUCATIONAL

Long-term studies from around the world indicate that children, and girls in particular, regardless of ability and socio-economic background, perform better and grow in confidence within single-sex classes. The theory is that co-educational classes, especially at senior school, are likely to provide too many distractions, which may well then deflect attention from academic studies. In addition, adolescent insecurities are likely be heightened by the social pressures provided by co-educational environments, but equally it is important not to overlook the importance of social interaction between boys and girls to

"Modern boarding schools are quite different to the harsh stereotypical images, often propounded in the media"

ensure that they grow into socially adaptable, well-rounded individuals.

HOW BEST TO FINANCE INDEPENDENT SCHOOLING

Long-term financial planning is recommended as school fees continue to rise above the rate of inflation. A number of investment funds and insurance policies are available for these purposes. These investment vehicles often prove highly attractive for grandparents wishing to assist their children and to contribute to their grandchildren's futures. Financial assistance may also be available for schools in the form of bursaries (based upon financial circumstances) and scholarships (based upon a child's talents: music, art, sport). Many schools also offer the opportunity to pay 'composition fees', i.e. many years' fees in advance at a discounted rate. Furthermore, some schools will offer reduced fees for the children of teachers, clergy and members of the armed forces. There may also be assistance provided for past pupils, single parent families, orphans and siblings.

THE INDEPENDENT SCHOOLS SHOW
For further information on independent schooling, tailored to your requirements, as well as the opportunity to learn about and meet with the head teachers of a wide range of independent London and UK schools, visit Battersea Park
31 October – 1 November
www.schoolsshow.com

Tamara Beckwith

School days Tamara Beckwith

DID YOU ENJOY SCHOOL?

Boarding school to me was a terrific St Trinian's experience. Cheltenham Ladies College seemed to me as a sweet, thrill-seeking 11-year-old to hold all the answers for adventure. I was not left disappointed.

Sharing a dorm with nine other like-minded souls was to me a dream come true: midnight feasts, apple pie beds, setting random alarm calls or fire alarms for the middle of the night, tuck shop. All this appealed to my huge sense of mischief. Our poor tortured housemistress, Mrs Bristow, seldom had real control over our nightly escapades and we were forever being banished to the basement to scare us or bore us into submission.

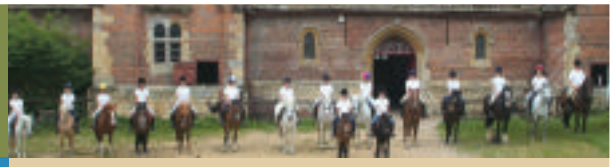
DO YOU REMEMBER A FAVOURITE TEACHER?

My favourite teacher was Miss Eveille, my Latin teacher. She smelled extraordinary – a homemade mixture of essential oils. She used green ink to mark our books and brought ancient Rome to life, such was her passion for her subject. She spoke in such a fashion that the whole class was mesmerized and she never had a moment's bother.

YOU WOULD ADVOCATE BOARDING OVER DAY SCHOOLING THEN?

School is school but to think boarding school is considered by some as harmful makes me roar with laughter. It is for the tough and spirited but, oh, what fun! I made lifelong friends from that school and although I am sure I am remembering through somewhat tinted spectacles, I had the time of my life.

Hanford School



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Wednesday 15th October 2008
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noun: determination 1. the act of determining the properties of something
2. the quality of being determined to do or achieve something

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  Headmistress' Address: 6.30pm
- **Open Morning 2008**
  Saturday 18th October: 9.30am – 12.15pm
  Headmistress' Address: 10.30am
- **Sixth Form Open Evening 2008**
  Wednesday 22nd October: 5.30pm – 7.30pm

You are most welcome to bring your daughter to all open events. Girls are admitted to St James Senior School at 10, 11 and 16 years of age.

For enquiries and requests for a prospectus, please contact the Admissions Secretary
t. **020 7348 1748** - **admissions@sjsg.org.uk**

www.stjamesschools.co.uk

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VOX POP

Charlie Pinder

RACHEL JOHNSON

WHERE DID YOU GO TO SCHOOL?
I went to Ashdown as its first girl boarder (along with another sister, Margaret Clancy). It was a terrific experience.

WHAT WAS THE BEST BIT?
Even before my first day, it was the very pitch of heady excitement to go to Harrods with my mother and buy my uniform as the turquoise nylon roll neck and pleated skirt were about the first new clothes I'd ever had (I came from a family where money was tight and I would get a dressing gown as a birthday present). I was deeply, profoundly proud of the clothes and the fact that I had my own bed with candlewick counterpane, and loved the sport and the work.

AND THE WORST?
Coming from Brussels, a terrible shock was the gruesome food. I learnt to love fried bread with baked beans in the morning and to survive on the tiny portions (chicken a la king on Sunday out of a tin foil tray and Arctic roll – I could have eaten it all myself) but one lunchtime I found a live, plump maggot wriggling in my shepherd's pie and that was the final straw. I think the fact that it was still alive spurred me to act. I bore my plate with its live cargo across the dining hall and pointed out the worm to Clive Williams, the headmaster. "There's a worm in my shepherd's pie," I said. "And it's still alive." Clive peered at it expressionlessly. "Yes, very nutritious, I expect," he said, and sent me away.

WHAT DID YOU DO?
I was so hungry that I used to eat my toothpaste and walk four miles to the sweetie shop in Forest Row to buy tuck. I think back very fondly to those golden days.

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Open Day | Saturday 4 October 2008 2pm-5pm

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9.30 am – 12 noon

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Years 3 – 6 Entry:
Friday morning tours - by appointment.
Lower School, Open Afternoons
Year 7 Entry:
Wednesday 24th September
Thursday 16th October
Tuesday 4th November
Wednesday 19th November
Open Afternoons are all by appointment.
Also available for
Year 7 candidates:
Friday afternoon tours - by appointment.
Middle School, Open Afternoons
Year 9 Entry:
Wednesday 8th October
Monday 13th October
Open Afternoons are all by appointment.

Scholarships and Means-tested Bursaries available.
If you wish to attend a Tour or an Open Afternoon, please contact:
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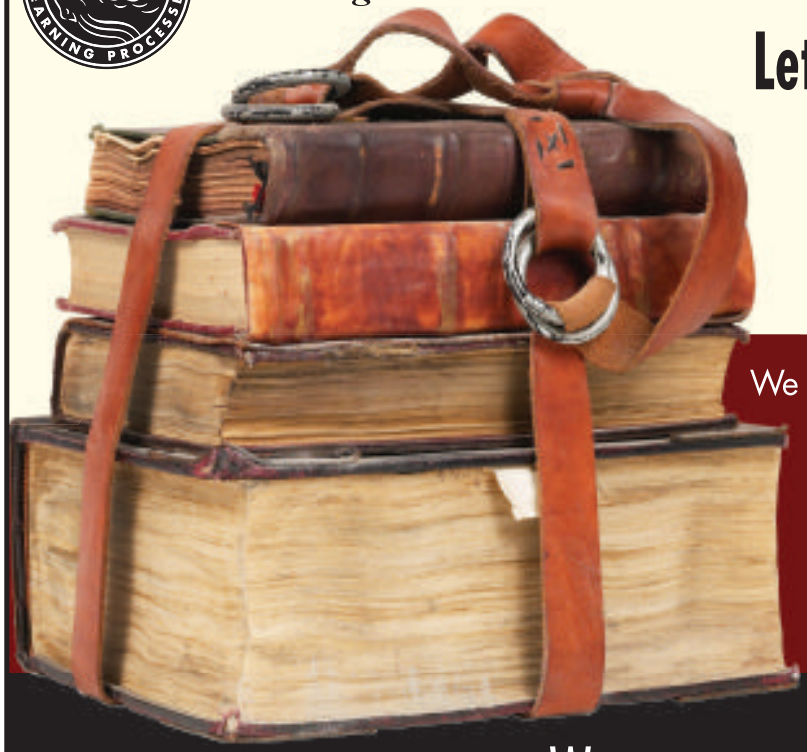
Telephone: 020 8299 9263
E-mail: the.registrar@dulwich.org.uk
Website: www.dulwich.org.uk
Charity No. 312755

LINDAMOOD-BELL
Learning Centre



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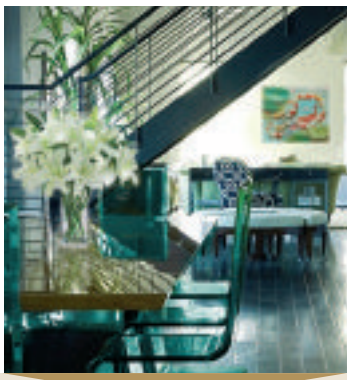

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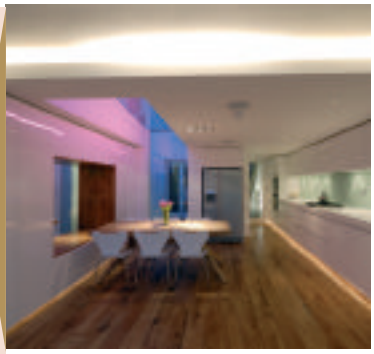

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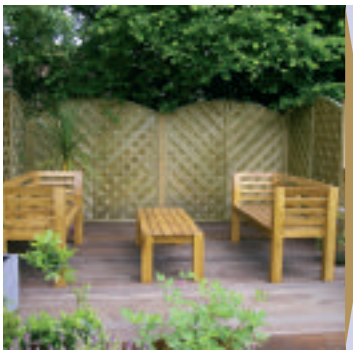

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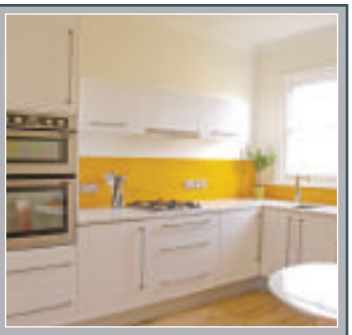


www.perfectfitkitchens.co.uk
T: 0208 340 6763

Useful Numbers

TRANSPORT

London Travel Information
020 7222 1234
National Express
08705 808080
National Rail Enquiries
08457 484950

HEALTH

NHS Direct
0845 4647
Samaritans
08457 909090

EMERGENCY SERVICES

Transco
0800 111999
Thames Water
01372 463651

AIRPORTS

Gatwick
0870 000 2468
Heathrow
0870 000 0123
Stanstead
0870 000 0303

PROPERTY

In association with: homes24 *Find it at: www.thehillmag.co.uk*

Queen's Gate Gardens, SW7
Asking price £6,250,000 Share of Freehold
Presented by Knight Frank
Kensington 020 7938 4311

Knight Frank

A view from the Hill

Market news from Knight Frank

ELGIN CRESCENT W11
A rare opportunity to create a delightful family home in an idyllic communal gardens setting. The home does require modernisation to reveal its true potential. Three bedrooms, two reception rooms, two bathrooms, shower room, cloakroom, balcony, patio. Approximately 177.6 sq m.
Asking price £2.495m

PRIME LONDON Prices for prime central London residential properties fell 1.7% in June, meaning the annualised growth rate continues to fall. We accept that the situation is bad, but unlike the early 1990s, when prices fell slowly but over a long period, the market this time seems to be adjusting relatively quickly, and not, so far, against a backdrop of rapidly increasing interest rates and serious recession.

The super-prime (£10 million+) market will be the only UK market to escape price falls this year, although we do not expect to see any noticeable growth in prices in this sector. This is also the only sector of the market where transactions levels have increased. In the three months to June the volume of £10 million+ sales in London rose 70% on a year on year basis.

Liam Bailey, head of residential research, 020 7173 4966
liam.bailey@knightfrank.com; www.knightfrank.co.uk/enewsletter/current-market.aspx

PRINCEDALE ROAD W11
Well presented three storey house with planning permission to create a basement. Three bedrooms, two reception rooms, two bathrooms, open plan kitchen and dining area, roof terrace. Approximately 135 sq m.
Asking price £1.65m

STAFFORD TERRACE W8
An attractive raised ground floor three bedroom maisonette with elegant entertaining space and access to a private landscaped garden, moments from the extensive shopping and transport facilties of Kensington High Street. Three bedrooms, two bathrooms, reception room, dining room, kitchen/breakfast room, garden. Approximately 162 sq m.
Asking price £1.35m

ST CLEMENT & ST JAMES' INTERNATIONAL DAY
Knight Frank was delighted to sponsor the St Clement & St James CofE Primary School's International Day in July. The event was a huge success with each class singing a song and performing a dance from a different country. Knight Frank believes that it is very important for local businesses and schools to work together to achieve a real sense of community and was thrilled to sponsor this fantastic day where much fun was had by everyone involved.

WHO'S WHO

Polly Gandon, Associate Knight Frank Kensington

Philip Eastwood, Partner Knight Frank Notting Hill

Cleveland Square, Bayswater W2

Great lateral living

Spectacular lateral second floor two bedroom flat with views over the communal square gardens. Decorated to a high standard in a contemporary style with a large reception room leading onto the kitchen. Approximately 159.1sq.m (1,713sq.ft).

2 bedrooms. 2 bathrooms. 2 reception rooms. Kitchen. Study. Access to communal gardens.

Share of freehold

Price £1,850,000

JSA: John D Wood 020 7908 1100

Knight Frank Notting Hill
nottinghill@knightfrank.com
020 7229 0229

(PE/266055)

Monmouth Road, Notting Hill W2

Quietly situated

Exceptionally light semi detached, bow fronted house with a secluded garden. The house provides flexible family accommodation. Approximately 218.3sq.m (2,350sq.ft).

4/5 bedrooms. 3 bathrooms. 3/4 reception rooms. Kitchen. Study. Utility room. Cloakroom. Garden. Private parking.

Freehold

Price £2,750,000

JSA: Bective Leslie Marsh 020 7221 2277

Knight Frank Notting Hill
nottinghill@knightfrank.com
020 7229 0229

(CF/261508)

Knight Frank

Lansdowne Crescent, Notting Hill W11

Exceptional panaramic views

A light, well presented apartment with a large roof terrace and views over the communal gardens to which the apartment has access. Approximately 135sq.m (1,453sq.ft).

3 bedrooms. 2 bathrooms. Large reception room. Open-plan kitchen. Access to communal gardens. Roof terrace. Conservatory.

Share of freehold

Price £2,250,000

Knight Frank Notting Hill
nottinghill@knightfrank.com
020 7229 0229

(TG/265147)

Portobello Road, Notting Hill W11

Lateral gem

Stunning maisonette offering exceptional lateral space with superb terraces. Approximately 198.2sq.m (2,133sq.ft).

2/3 bedrooms. 2 bathrooms. 2 reception rooms. Open-plan kitchen. Roof terrace.

Leasehold

Price £1,900,000

Knight Frank Notting Hill
nottinghill@knightfrank.com
020 7229 0229

(TG/260090)

primelocation.com

knightfrank.co.uk

Knight Frank

Cedar House, Kensington W8

Large lateral with westerly views

A superb light flat being offered in excellent condition throughout. The flat has an abundance of natural light, excellent entertaining space with westerly views as well as four good double bedrooms and plenty of storage. Approximately 255sq.m (2,755sq.ft).

4 bedrooms. 3 bathrooms. Reception room. Dining room. Family room. Kitchen. Entrance hall. Lift.

Share of freehold

£3,350,000

Knight Frank Kensington - 020 7938 4311 - kens@knightfrank.com

(MR/266209)

PORTO BELLO DOCK

Office and restaurant space
to let in canalside campus

Canal Building offers 24,000 sq ft (2,230 sq m)
striking new offices with floors from
3,350 sq ft (311 sq m)

RB Building offices offers units from
1,240 sq ft – 8,500 sq ft (115 sq m – 790 sq m)

8,500 sq ft (790 sq m) A3/B1 uses available

Ample car parking

Residential lofts – sold out

Canal Building, Portobello Dock

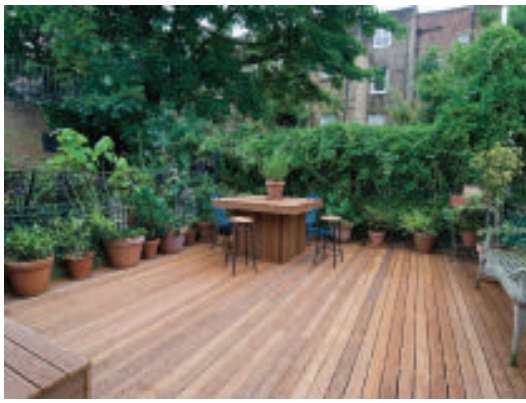
Office enquiries:
Pilcher Hershman 020 7399 8600
Savills 020 7499 8644
Dutch & Dutch 020 7624 7788

Restaurant enquiries:
Shelley Sandzer 020 7580 3366

DERWENT LONDON
investing in Portobello

savills.co.uk

savills



Notting Hill roof garden

Portobello Road, W11

reception room ▪ dining room ▪ 2 double bedrooms ▪ bathroom ▪ kitchen ▪ roof terrace

Savills Kensington
sholmes@savills.com
020 7535 3300

Leasehold £995,000

savills.co.uk

savills

Comfortable family house with parking and garden

Pembridge Villas, W11

5 double bedrooms ▪ 3 bath/shower rooms ▪ 4 reception rooms ▪ study ▪ kitchen ▪ utility room ▪ garage ▪ off-street parking ▪ south-west facing rear garden ▪ communal gardens

McMahon & Company
020 7792 2037

Savills Kensington
jlawsonjohnston@savills.com
020 7535 3300

Freehold Asking Price £4.35 million

savills.co.uk

savills

Two bedroom apartment in historic building

Lansdowne Road, W11

reception/dining room ▪ kitchen ▪ master bedroom suite ▪ second bedroom ▪ shower room ▪ study area ▪ lift

Asking price £1.6 million

Savills Kensington
sholmes@savills.com
020 7535 3300

Stunning contemporary mews house

Codrington Mews, W11

open plan kitchen/dining/reception floor ▪ media-living room ▪ galleried master suite ▪ 2 further suites ▪ further shower room ▪ roof terrace ▪ unique light well ▪ garage/study

Freehold

Asking price £2.895 million

Savills Kensington
jlawsonjohnston@savills.com
020 7535 3300

savills.co.uk

savills

One of Kensington's most desirable streets

Brunswick Gardens, W8

5 bedrooms ▪ double reception ▪ dining room ▪ family room ▪ 3 bathrooms ▪ eat-in kitchen ▪ cloakroom ▪ study ▪ patio ▪ roof terrace

£3,450 per week

Unfurnished

Savills Kensington
mhobbs@savills.co.uk
020 7535 3333

Family house moments from Notting Hill with fantastic garden and terrace

Ossington Street, W2

7 bedrooms (3 doubles and 4 singles) ▪ 3 reception rooms ▪ 4 bathrooms ▪ large eat-in kitchen/breakfast room ▪ utility room ▪ terrace ▪ garden

£3,250 per week

Unfurnished

Savills Kensington
lchilvers@savills.co.uk
020 7535 3333

winkworth.co.uk for thousands of properties to buy and rent

Notting Hill office 020 7727 3227
nottinghill@winkworth.co.uk

Winkworth

Courtnell Street, W2 £2,800,000 freehold

A beautifully presented and generously proportioned house in the heart of Notting Hill with an attractive west facing garden. This wonderful property has been thoroughly refurbished and provides a well configured, contemporary styled interior with stunning reception space.

Three reception rooms • Kitchen • Dining room • Master bedroom suite • three/four further bedrooms • Two further bathrooms • Utility room • Garden

JSA Marsh & Parsons
Tel: 020 7313 2890

OEA Ombudsman estate agents · NAEA National Association Estate Agents · The National Approved Letting Scheme

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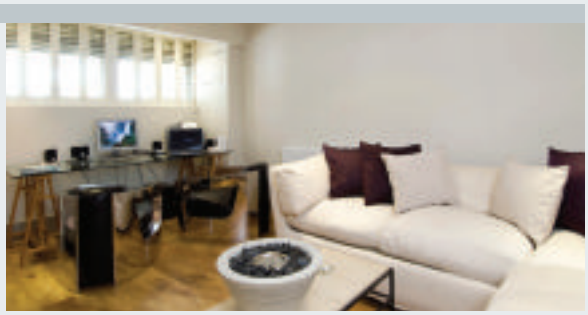
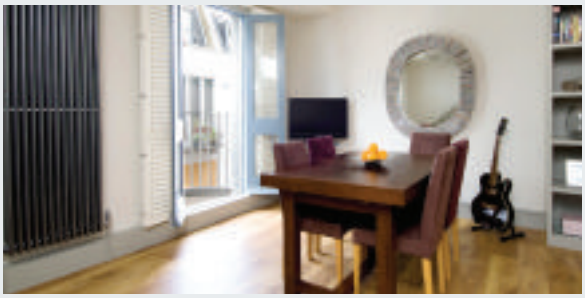
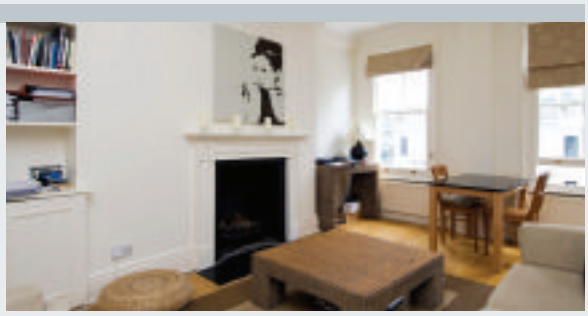
Winkworth

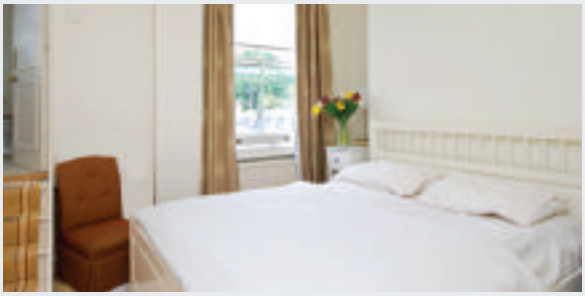




Alba Place, W11 £995,000 freehold

A superb two bedroom, three storey mews house which has undergone total refurbishment to exacting standards and features one of the finest roof terraces in the area taking the usable space to 1085sqft in total.





Ladbroke Road, W11 £550,000 share of freehold

A stunning one bedroom flat with separate study in this ideal Notting Hill location. An impressive apartment of 630sqft (including study) impeccably presented in a bright and contemporary style.

OEA Ombudsman estate agents

NAEA National Association Estate Agents

The National Approved Letting Scheme

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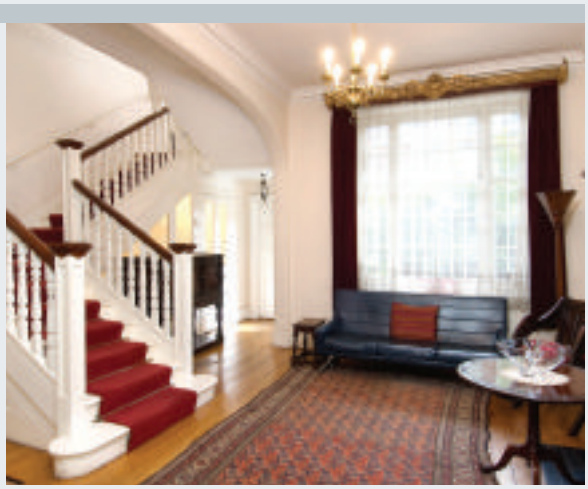

Hornton Street, Kensington, W8 Freehold £4,250,000

FIRST TIME ADVERTISED - A large Grade II Listed terraced house (410 square metres/4420 square feet) with grand proportions which has direct access to secure communal gardens to the rear. This impressive property has been in the same family's ownership for approximately 50 years and is now in need of total refurbishment, enabling any incoming purchaser to create a generous 6/7 bedroom home in their own individual style and taste.

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National Association NAEA Estate Agents
The National Approved Letting Scheme

Over 80 Winkworth offices independently owned and operated

Home front

News from the agents

BUDDING BALLERINAS

Mountgrange Heritage recently sponsored the St Barnabas & St Phillips CofE school ballet. The Kensington primary school's production of *La Fille Mal Gardee* inspired by Frederick Ashton and led by Lucia Truglia-Nutty was a great success. Lucia spent 13 years as a soloist in the Opera House in Rome and then came to England and became a principal dancer with the English National Ballet and then Principal of the English National Ballet School, which she directed for four years. When Lucia's son Jamie joined St Barnabas Lucia turned her attentions to encouraging ballet at the school. Mountgrang Heritage was delighted to be involved.

DRAGONS' DEN

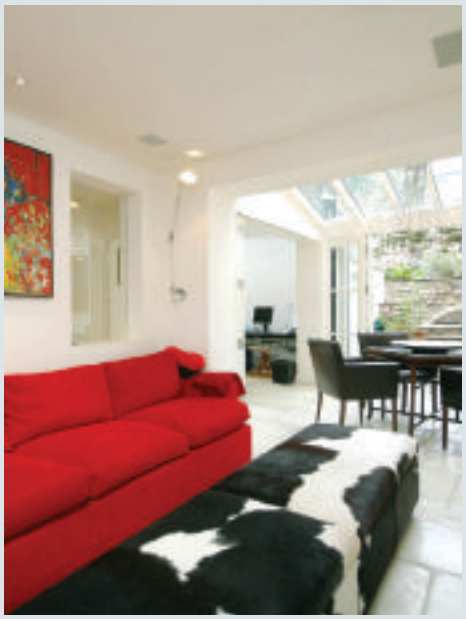
Since the Kensington Dragons Football Club has been sponsored by local estate agent **Bective Leslie Marsh**, the club has gone from strength to strength. In the past year there have been new uniforms, international tours and a new girls division. A dinner was held in honour of the players, staff and sponsors of the team which is close to the heart of the community.

NEW STYLE

This fantastic family house in Chepstow Place W2 is beautifully presented and has five bedrooms, two bathrooms, a reception room, kitchen, west-facing garden and off-street parking. It is available for rent, unfurnished at £2,950 per week through **Savills (020 7535 3333).**

FRENCH HOUSE

Available to let through **Boulle International (020 7221 5429)**), London's French property consultant, is this imposing family house in Norland Square W11. Perfect for entertaining and with a large garden, the house has four receptions, four bedrooms and a study and is on the books at £6,000 per week.



COTTAGE LIFE

This charming cottage in Edge Street W8 has three bedrooms, a large kitchen/breakfast room at the rear and a reception as well as a fantastic roof terrace. It is on the market with **Knight Frank (020 7361 0186)** for £1.65m.

On the street where you live

COMPTON MILLER'S property hotspots

THIS MONTH: Beauchamp Place SW3

BEAUCHAMP PLACE HAS A magic that few streets in the Royal Borough possess. It's a vibrant, strategic corridor betweeen Knightsbridge and South Kensington that demands attention.

Its fashion and jewellery boutiques, restaurants and beauty parlours have a higher Hollywood/toff count than anywhere outside Bond Street and Sloane Street. Thankfully BP's distinctive businesses eschew the Cath Kidstons, Carphone Warehouses, Subways and Caffe Neros that pollute neighbouring streets.

"Beauchamp Place is the core of Knightsbridge," says master tailor Edward Sexton, who clads Sir Paul McCartney, Sir Anthony Bamford and Gerald Scarfe. "It's a tiny street that oozes class, luxury and chic."

Heather Bird, the Mormon ex-model who founded HB Health, knows exactly which cosmetic treatments appeal to the rich and famous because she married one herself: financier Robert Tchenguiz. She specializes in waxing, allergy testing, and stress management.

> "Princess Diana's favourite restaurant San Lorenzo survives after 45 years"

Princess Diana's favourite restaurant San Lorenzo survives after 45 years, with its old clientele of wrinklies like Joan Collins, the Earl of Snowdon and Ivana Trump mingling with currents faves like Stella McCartney, Jude Law and Keira Knightley. "San L plays a vital part in the street's economy," explains a Sloaney local. "Its customers emerge slightly squiffy after a wonderful Italian lunch and then spend, spend, spend."

With designers like Isabell Kristensen, Caroline Charles and Bruce Oldfield there are plenty of frocks to choose from. And to finish off that sophisticated wedding outfit John Boyd will have just the right hat for those fed up with the feathery fascinator, millinery's answer to the g-string. Jewellers have always thrived here. Remember Annabel Jones, founded by David Cameron's mother-in-law Viscountess Astor and TV gardener Monty Don's eponymous shop? Today Hamilton and Inches, Wave and McKenzie & Co cater for customers searching for future family heirlooms, Asian trinkets and brilliant contemporary pieces.

But only the brave open in Beauchamp Place, which cynics have dubbed 'bankcruptcy alley' because of its brisk turnover in new restaurants, bars and boutiques. Yet only two centuries ago it was a grassy field owned by the Earls Beauchamp whose ancestor arrived with the Norman conquest. The first residents were French officers taken prisoner during the Napoleonic war, whose families would send money to support them. But, as their income dwindled, they began trading as patissiers, joalliers, couturiers, coiffeurs, modistes and marchandes de vin. The front rooms of their homes were gradually converted into shops. The Gallic influence continues across Brompton Road with Montpelier Square and Cheval Place.

Few people actually live in Beauchamp Place because even the upper floors are occupied by accountants, lawyers, tailors and letting agents. "But you have lots of very desirable properties within striking distance," says estate agent Charles Champion. "A four-bedroom house in Walton Street would cost you between £2 and £2.75 million. Two-bedroom flats in Pont Street go for £1.3 to £1.5 million while £1.75 million would buy you a jolly nice mews house."

BP even has a sneaky little Marks & Spencer Simply Food. But, with Harrods Food Halls up the road, who needs to shop anywhere else? ●

Expose yourself to the WORLD...

Century 21
Sophia Elena

CLARENDON ROAD W11 £2,350,000 Leasehold*

QUEENS GARDENS W2
£1,550,000 Share of Freehold*

LANSDOWNE MEWS W11
£1,245,000 Leasehold*

SHEFFIELD TERRACE W8
£3,750 per week*

*Asking price

020 7229 1414

10 Clarendon Road, London W11 3AA
nottinghill@century21uk.com

www.century21uk.com

Kensington Park Road, W11

A newly refurbished 6 bedroom period house (approx. 3,561 sq. ft) boasting tree line views towards the superb communal gardens of Ladbroke Square.

4 Reception Rooms | Kitchen | 6 Bedrooms | Dressing Room | 4 Bathrooms | Garden | Communal Garden

£4,950,000 Freehold

Golden Cross Mews, W11

A bright three bedroom house with excellent entertaining space set within a gated mews off Portobello Road, offering both internal garage and separate covered parking space.

Reception | Kitchen | 3 Bedrooms | 2 Bathrooms | Roof Terrace | Internal Garage | Seperate Parking

£995,000 Share of Freehold

Hamptons Notting Hill 020 7034 0404
nottinghill@hamptons-int.com
www.hamptons.co.uk

HAMPTONS INTERNATIONAL

Cambridge Gardens, W10

A two bedroom lateral apartment arranged across the entire first floor of a double-fronted detached villa, with high ceilings, double reception, and wooden flooring throughout.

Reception | Kitchen | 2 Bedrooms | Bathroom | Close To Station

£599,950 Share of Freehold

Kensington Gardens Square, W2

The property is excellently situated for shopping, restaurants and transport links of both Notting Hill and Queensway, as well as the Heathrow Express at Paddington.

Reception Room | Kitchen | 2 Bedrooms | 2 Bathrooms | Private Parking | Porter | On-site Facilities

£780,000 Leasehold

Chelsea & South Kensington	Sales 020 7225 3866	Lettings 020 7589 9966	Investment Acquisitions	020 7589 9638
Fulham & Parsons Green	Sales 020 7731 7100	Lettings 020 7731 7100	Professional Valuations	020 7589 9966
Kensington & Holland Park	Sales 020 7938 3666	Lettings 020 7938 3866	National Country House Department	020 7629 7282
Knightsbridge, Belgravia, Mayfair	Sales 020 7235 9959	Lettings 020 7235 9959	and UK Commercial Property	

www.struttandparker.com/london

Kensington | W8

3,717 sq ft (345.31 sq m)

Currently arranged as three flats, an impressive stucco fronted house, which, with the required consents could be reinstated into an imposing family house.

Entrance hall | Two drawing rooms | Two kitchen/family rooms | One further kitchen | Seven bedrooms | Three bathrooms | Two shower rooms | Study | Vaults | Garden

Asking price £5.95m Freehold

Kensington
kensington@struttandparker.com
020 7938 3666

STRUTT & PARKER

Kensington | W8

3,272 sq ft (303.96 sq m)

A beautifully presented five bedroom Victorian stucco fronted family house, over four floors, with the advantage of a lovely rear garden.

Entrance hall | Drawing room | Sitting room | Kitchen/family room | Five bedrooms | Three bath/shower rooms | Two cloakrooms | Storage vaults | Garden

Price upon application Freehold

Kensington
kensington@struttandparker.com
020 7938 3666

Chelsea & South Kensington	Sales 020 7225 3866	Lettings 020 7589 9966	Investment Acquisitions	020 7589 9638
Fulham & Parsons Green	Sales 020 7731 7100	Lettings 020 7731 7100	Professional Valuations	020 7589 9966
Kensington & Holland Park	Sales 020 7938 3666	Lettings 020 7938 3866	National Country House Department	020 7629 7282
Knightsbridge, Belgravia, Mayfair	Sales 020 7235 9959	Lettings 020 7235 9959	and UK Commercial Property	

www.struttandparker.com/london

Airlie Gardens | Kensington | W8

2,760 sq ft (256.40 sq m)

A wonderful four bedroom ground floor maisonette with its own private entrance and direct access to the beautiful communal gardens.

Entance hall | Drawing room | Dining area | Kitchen/breakfast room | Study
Four bedrooms | Four bathrooms | Utility room | Cloakroom | Patio | Storage vaults

£3.45m Share of Freehold

Kensington
kensington@struttandparker.com
020 7938 3666

STRUTT & PARKER

Zetland House | Kensington | W8

2,123 sq ft (197.23 sq m)

A beautifully presented three bedroom second floor flat in a well maintained portered mansion block.

Entrance hall | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Three bedrooms | Two shower rooms | Cloakroom | Utility room | Porter | Lift

Asking price £2.35m Share of Freehold

Kensington
kensington@struttandparker.com
020 7938 3666

JSA Hamptons
www.hamptons.co.uk
020 7937 9371

JOHN D WOOD & CO.

ABBOTSBURY HOUSE, W14

A charming 5th floor flat with lift, in this popular modern block. Approx. 990 sq ft. 2 bedrooms, en suite shower room, bathroom, reception room, balcony, garage, porter.

Lease to 2061 Guide Price £825,000

AIRLIE GARDENS, W8

A 4th floor flat with a lift, in an attractive Victorian building. Approx. 916 sq ft. Bedroom, bathroom, double reception room, dining area, cloakroom, balcony.

Lease to 2103 Guide Price £765,000

ELGIN CRESCENT, W11

Newly refurbished flat with a private garden leading directly onto the communal gardens. Approx. 807 sq ft. Bedroom, bathroom, reception room.

Lease to 2100 Guide Price £625, 000

WESTBOURNE TERRACE, W2

A well presented top floor with a lift, high ceilings and rooftop views. Approx. 969 sq ft. 2 bedrooms, en suite shower room, bathroom, reception room, dining area. JSA Thornton Residential 020 7402 4722

Lease to 2077 Guide Price £595,000

WINCHESTER COURT, W8

A decent flat on the ground floor of this popular portered building. Approx. 525 sq ft. Bedroom, bathroom, reception room.

Freehold Share Guide Price £425,000

LEXHAM GARDENS, W8

A lovely ground floor studio flat enjoying views over Lexham Gardens. Approx. 398 sq ft. Studio reception room, shower room.

Lease to 2073 Guide Price £350,000

THACKERAYS

Estate agents

KENSINGTON COURT, LONDON, W8

The property boasts a lovely bright west facing reception room with excellent ceiling height. Kensington Court is situated moments from Kensington Gardens and the numerous shopping and transport facilities of Kensington High Street.

• ENTRANCE HALL • RECEPTION ROOM • KITCHEN • MASTER BEDROOM WITH EN SUITE BATHROOM AND DRESSING ROOM • SECOND BEDROOM • SHOWER ROOM • PATIO

£1,100,000 SHARE OF FREEHOLD

MANSON PLACE, LONDON SW7

This well presented apartment has been stylishly refurbished and is in an elegant Victorian conversion that is quietly situated at the end of an attractive cul-de-sac in the heart of South Kensington. The property is bright with a spacious feel and benefits from a separate dining room and large reception room. Manson Place is ideally located at the southern end of Queens Gate and is only moments from the shopping and transport amenities on offer in South Kensington.

• ENTRANCE HALL • RECEPTION ROOM • DINING ROOM • KITCHEN • MASTER BEDROOM WITH ENSUITE BATHROOM • SECOND BEDROOM • BEDROOM/STUDY • SHOWER ROOM • LIFT

£1,595,000 LEASEHOLD

COTTESMORE COURT, LONDON W8

This stylish two bedroom apartment is spacious, benefits from plenty of light and consists of a large double reception room, a generous master bedroom with en suite bathroom and a good size second bedroom. Cottesmore Court is an extremely well maintained block with resident porters, situated within close proximity of Kensington High Street and Gloucester Road.

• ENTRANCE HALL • DOUBLE RECEPTION ROOM • KITCHEN • MASTER BEDROOM WITH ENSUITE BATHROOM • SECOND BEDROOM • SHOWER ROOM • RESIDENT PORTER

£800 PER WEEK FURNISHED

SOUTH END ROW, LONDON, W8

The property benefits from a large reception room, separate dining area with access to the garden with a large third reception room, which would make a perfect playroom/family room. The house also has a large private garden at the rear and off street parking. South End Row is perfectly placed for the amenities on offer on Kensington High Street, Gloucester Road and it is only a short distance to Kensington Gardens.

RECEPTION ROOM • NURSERY PLAY ROOM • GARDEN • KITCHEN • DINING ROOM • TWO GUEST CLOAKROOMS • UTILITY ROOM • FOUR DOUBLE BEDROOMS • TWO BATHROOMS (ONE EN-SUITE) • OFF STREET PARKING

£2,150 PER WEEK SEMI-FURNISHED/UNFURNISHED

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23 Thackeray Street, Kensington, London W8 5ET

London sales
& lettings
chard.co.uk

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My Chard

Elsham Road, W14

Three bedroom upper maisonette within Victorian conversion near Holland Park

£1,250,000 Leasehold

- Three bedrooms
- Spacious top floor living room
- Modern kitchen
- Study/fourth bedroom
- Second and third floors
- Shepherds Bush Underground

Notting Hill & Kensington sales 020 7243 4500

Notting Hill & Kensington
sales 020 7243 4500
lettings 020 7792 0792

Fulham
sales 020 7731 5115
lettings 020 7384 1400

Brook Green
sales 020 7603 1415
lettings 020 7603 0603

South Kensington & Chelsea
sales 020 7373 8883
lettings 020 7244 7711

Pimlico & Belgravia
sales 020 7821 6789
lettings 020 7821 6999

Chard

St. Helens Gardens, W10

Three bedroom first floor flat with loft conversion in North Kensington

£830,000 Leasehold

- Three bedrooms
- Living room with oak plank flooring
- Open plan modern kitchen
- Two bathrooms (both en-suite)
- Guest cloakroom
- Ladbroke Grove Undergrounds

Notting Hill & Kensington sales 020 7243 4500

London sales & lettings
chard.co.uk

"Chard has provided an excellent service over the last few months, bending over backwards to facilitate the fast sale of my property" Client feedback

"Your sales service is well organized and efficient we're very satisfied and would use Chard again" Client feedback

Somerset Square, W14
Freehold house with garage and garden within Holland Park enclave

£3,500,000 Freehold

- Four bedrooms
- Integral garage
- Conservatory
- Arranged over four floors
- Prestigious square
- Holland Park Underground

Notting Hill & Kensington sales 020 7243 4500

Pembridge Crescent, W11
Raised ground floor two bedroom flat within stucco fronted building

£899,999 Share of freehold

- Two bedrooms
- Two bathrooms (one en-suite)
- Adjoining kitchen
- High ceilings
- Great entertaining space
- Notting Hill Gate Underground

Notting Hill & Kensington sales 020 7243 4500

Notting Hill & Kensington
sales 020 7243 4500
lettings 020 7792 0792

Fulham
sales 020 7731 5115
lettings 020 7384 1400

Brook Green
sales 020 7603 1415
lettings 020 7603 0603

South Kensington & Chelsea
sales 020 7373 8883
lettings 020 7244 7711

Pimlico & Belgravia
sales 020 7821 6789
lettings 020 7821 6999

Chard

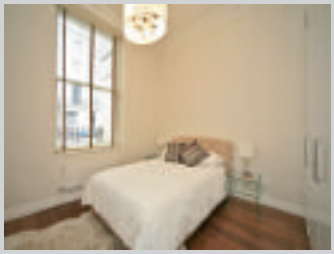
Portobello Road, W11

Three bedroom duplex within purpose built block in Notting Hill

£560,000 Leasehold

- First and second floors
- Kitchen/dining room
- Balcony overlooking Portobello Road
- Communal gardens
- Separate cloakroom
- Notting Hill Gate Underground

Notting Hill & Kensington sales 020 7243 4500



Porchester Square, W2

One bed raised ground floor flat with balcony in Victorian conversion near Paddington

£475,000 Leasehold

- Double bedroom
- Recently refurbished
- Floor to ceiling windows
- Communal gardens
- High ceilings
- Paddington/Queensway Underground

Notting Hill & Kensington sales 020 7243 4500

Palace Gardens Terrace, W8

One bedroom top floor flat with lift and balcony in art deco building

£449,950 Leasehold

- One bedroom
- Adjoining kitchen
- Living room views across London
- Top floor (seventh), with lift
- Porter
- Notting Hill Gate underground

Notting Hill & Kensington sales 020 7243 4500

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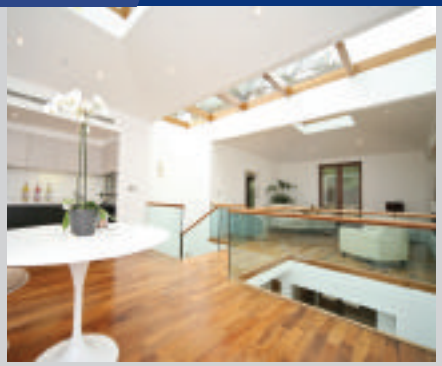


Canning Place, W8

Two bedroom town house with private courtyard in Kensington

£1,450 p/w Furnished/Unfurnished

- Double living room with skylights
- Two double bedrooms
- Open plan kitchen/dining
- Two bathrooms
- Air-conditioned
- Kensington High Street Underground

Notting Hill & Kensington lettings 020 7792 0792

Ladbroke Gardens, W11

Three bedroom duplex with roof terrace in Notting Hill

£1,350 p/w Furnished

- South facing living room
- Separate kitchen with dining area
- Three double bedrooms
- Private terrace and communal gardens
- Third and fourth floors (with lift)
- Notting Hill Gate Underground

Notting Hill & Kensington lettings 020 7792 0792

Notting Hill & Kensington
sales 020 7243 4500
lettings 020 7792 0792

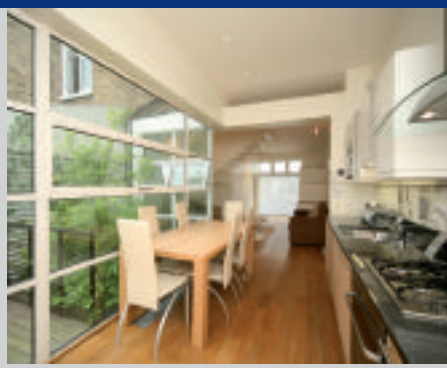
Fulham
sales 020 7731 5115
lettings 020 7384 1400

Brook Green
sales 020 7603 1415
lettings 020 7603 0603

South Kensington & Chelsea
sales 020 7373 8883
lettings 020 7244 7711

Pimlico & Belgravia
sales 020 7821 6789
lettings 020 7821 6999

Chard



Chepstow Road, W2

Two bed duplex with terraces between Westbourne Grove & Notting Hill Gate

£895 p/w Furnished/Unfurnished/Part furnished

- Living room with air conditioning
- Two double bedrooms
- Open plan kitchen
- Two terraces
- Ground and lower ground
- Notting Hill Gate Underground

Notting Hill & Kensington lettings 020 7792 0792

Oxford Gardens, W10

Two bedroom duplex with private decked garden in North Kensington

£850 p/w Furnished

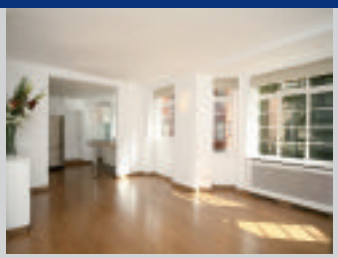
- Spit level living/dining room
- Kitchen with dining area
- Two double bedrooms
- Raised ground and lower ground floor
- Private south facing garden
- Ladbroke Grove Underground

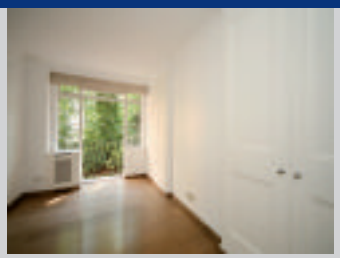
Notting Hill & Kensington lettings 020 7792 0792

London sales & lettings
chard.co.uk

"Thank you so much to you and your staff for the very professional way in which you have handled the letting of our property." Client feedback

"We were delighted that you managed to find excellent tenants very quickly and the whole process has been very painless" Client feedback





Addison Road, W14
Three bedroom mansion flat with balcony in Holland Park

£1,100 p/w Unfurnished

- Double living room
- Open plan kitchen/dining
- Three bedrooms
- Two bathrooms
- Porter
- Second floor with lift

Notting Hill & Kensington lettings 020 7792 0792

Kensington Park Road, W11
Two bedroom flat with large private garden in Notting Hill

£695 p/w Unfurnished

- Living/dining room with wood floors
- Private garden
- Two double bedrooms
- Bathroom with shower
- Conservatory dining room
- Notting Hill Gate Underground

Notting Hill & Kensington lettings 020 7792 0792

Eynham Road, W12
Three bedroom duplex with communal gardens in North Kensington

£595 p/w Unfurnished

- Double reception room
- Open plan kitchen/breakfast bar
- Two bathrooms
- First and second floors
- Communal gardens
- White City Underground

Notting Hill & Kensington lettings 020 7792 0792

Notting Hill & Kensington
sales 020 7243 4500
lettings 020 7792 0792

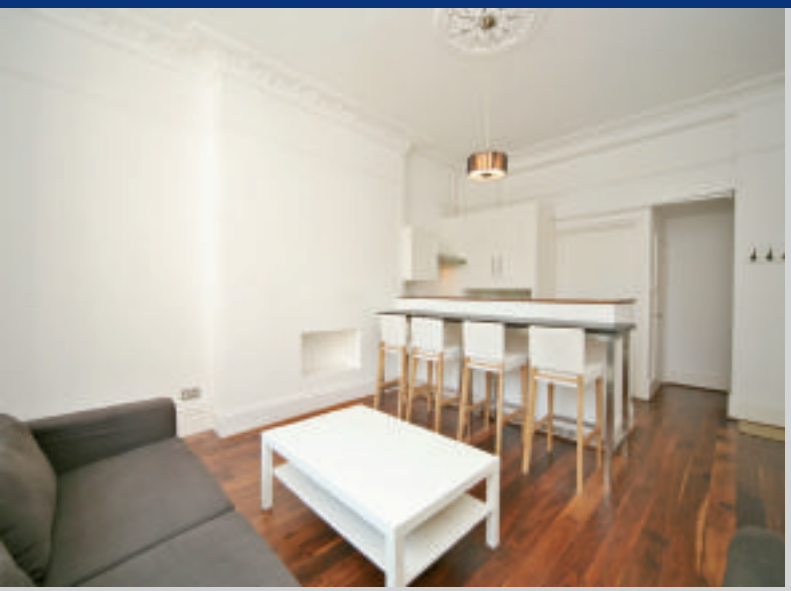
Fulham
sales 020 7731 5115
lettings 020 7384 1400

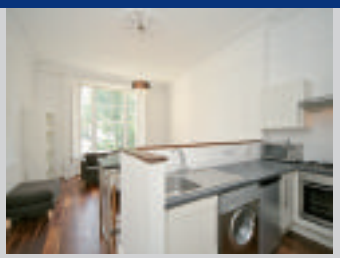
Brook Green
sales 020 7603 1415
lettings 020 7603 0603

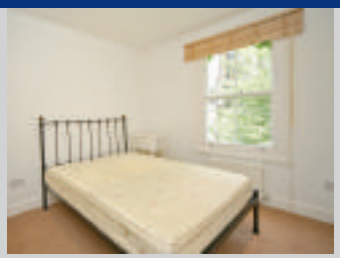
South Kensington & Chelsea
sales 020 7373 8883
lettings 020 7244 7711

Pimlico & Belgravia
sales 020 7821 6789
lettings 020 7821 6999

Chard







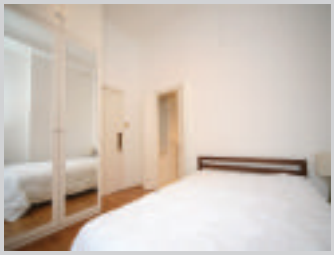
Alexander Street, W2

Two bedroom raised ground floor flat near Westbourne Grove

£595 p/w Unfurnished

- Living room with wood floors
- Two double bedrooms
- Open plan kitchen
- High ceilings throughout
- Victorian conversion
- Bayswater Underground

Notting Hill & Kensington lettings 020 7792 0792



Lexham Gardens, W8

Two bedroom raised ground floor flat with private garden in Kensington

£550 p/w Unfurnished

- South facing living room
- Two bedrooms
- Two bathrooms
- Raised ground floor
- Private decked garden
- High Street Kensington Underground

Notting Hill & Kensington lettings 020 7792 0792

Porchester Square, W2

One bedroom raised ground floor flat with communal gardens in Bayswater

£450 p/w Furnished

- Spacious living room
- Open plan kitchen
- Double bedroom
- Access to communal gardens
- Victorian conversion
- Royal Oak Underground

Notting Hill & Kensington lettings 020 7792 0792

Queensdale Place, Holland Park, W11

This stunning high-tech three bedroomed house benefits from an amazing reception room, contemporary open-plan kitchen and touch-screen lighting and music controls. The wood floors and sumptuous décor throughout make this an ideal place for both entertaining and relaxing. The house is ideally located for the restaurants, shops andbars of Holland Park and Notting Hill.

£3,950,000 Leasehold

Notting Hill Office **020 7616 7000**
Foxtons.co.uk/11870109

Foxtons

Kensington Park Road, Notting Hill, W11

This newly refurbished six bedroomed period house boasts a beautiful finish to exacting standards throughout. Ideally located for the trendy shops, bars and restaurants of Westbourne Grove, Notting Hill and Portobello Road, the property also grants access to the private communal gardens of prestigious Ladbroke Square.

£4,950,000 Freehold

Notting Hill Office **020 7616 7000**
Foxtons.co.uk/1293424

Royal Crescent, Holland Park, W11

Located on the prestigious Royal Crescent, this stunning three bedroomed garden maisonette is arranged over two floors of beautiful period conversion. The property is ideal for entertaining and comprises a spacious reception room and superb kitchen with adjoining roof terrace and dining space.

£1,999,950 Freehold

Notting Hill Office **020 7616 7000**
Foxtons.co.uk/1317444

Foxtons

Uxbridge Street, Kensington, W8

A fantastic and well presented three bedroomed house arranged over four floors, with an impressive master bedroom with mezzanine level, private terrace and en suite bathroom. The property is situated on a quiet road, ideal for the trendy restaurants, shops and bars of Portobello Road, Notting Hill and High Street Kensington.

£2,650,000 Freehold

Notting Hill Office **020 7616 7000**
Foxtons.co.uk/12181741

Blenheim Crescent, Westbourne Grove, W11

This stylish and bright first floor two bedroomed apartment is presented in excellent condition throughout and boasts a superb terrace with lighting and speakers making it ideal for evening entertaining. The property is located moments away from trendy Portobello Road on one of the most sought-after streets in Notting Hill.

£1,200,000 Leasehold

Notting Hill Office **020 7616 7000**
Foxtons.co.uk/1212071

Foxtons

Wallingford Avenue, North Kensington, W10

Located on a quiet road in North Kensington, this naturally bright five bedroomed house offers relaxing and stylish surroundings. The property boasts generously proportioned rooms throughout including a wonderfully large kitchen with access to a private garden.

£1,950,000 Freehold

Notting Hill Office **020 7616 7000**
Foxtons.co.uk/1250612

HOLLAND PARK AVENUE, W11

A spacious duplex apartment situated within a handsome period building located on a private road just off Holland Park Avenue. The apartment features a superb private roof terrace overlooking Holland Park lawn tennis club.

Kitchen, dining room, drawing room with direct access to roof terrace, three double bedrooms, family bathroom, en suite bathroom, utility/cloakroom.

Guide Price £1,200 p/w

Unfurnished

Holland Park
020 7371 3377
hp.lettings@carterjonas.co.uk

EDGE STREET, W8

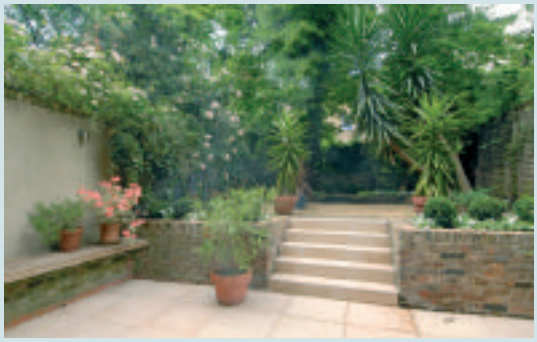
A beautifully presented three double bedroom ground floor apartment situated in the heart of Kensington, minutes from Notting Hill Gate. The property would suit professional sharers or a couple.

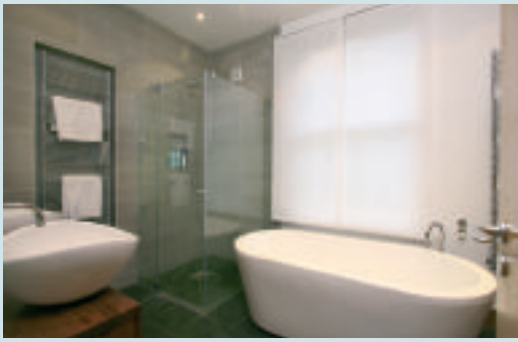
Double reception room, kitchen, master bedroom suite, two further double bedrooms, bathroom.

Guide Price £1,200 p/w

Furnished

Holland Park
020 7371 3377
hp.lettings@carterjonas.co.uk





BLENHEIM CRESCENT, W11

A beautifully refurbished and well proportioned house on this quiet, sought after, residential street. Enviably located close to Notting Hill and Holland Park, this stunning family home has been subject to an extensive refurbishment program and boasts two floors of impressive reception space and a fabulous landscaped garden.

Open plan family room/kitchen/dining area, double reception room, master bedroom suite, two further double bedrooms, bathroom, study, utility room, landscaped garden extending to approximately 40'.

Guide Price £2,850,000 Freehold

Holland Park
020 7371 1111
hp.sales@carterjonas.co.uk

Special agents

The definitive who's who guide to Notting Hill property

SAVILLS

HEAD OF SALES: Kit Allen
HEAD OF LETTINGS: Matthew Hobbs
COMPANY PROFILE: With over 140 offices world-wide, Savills is one of the leading international property advisors. Our distinctive collegiate culture and highly motivated staff ensure that we are committed to getting the very best results for clients every time. The figures speak for themselves. Savills has retained the No. 1 position in the Estates Gazette rankings for the ninth consecutive year.
TYPICAL PROPERTY: Something for everyone - flats from £600,000 - £6m+; houses from £1m upwards
TIPS FOR SELLERS: If you want to sell, don't follow the market down with your price. Get underneath it now!
TIPS FOR BUYERS: It is better to buy well while there is lots of choice rather than wait for the bottom and miss it.
MARKET COMMENT: It's a buyer's market and cash is king, but it is not all doom and gloom. Houses are still selling where there is realism.
145 Kensington Church Street W8 7LP
0207 535 3300
Kensington@savills.com www.savills.co.uk

MARSH & PARSONS

HEAD OF SALES: Keith Gorny
HEAD OF LETTINGS: Ruth Artingstall
COMPANY PROFILE: Marsh & Parsons, who celebrated 150 years of trading last year, has offices in Kensington, Chelsea, Notting Hill, Bayswater, Holland Park, North Kensington, Brook Green, Fulham, Battersea, Clapham, Balham and Barnes, all with teams of highly experienced individuals, passionate about selling.
TYPICAL PROPERTY: Family houses, chic pied a terres and everything in between throughout Notting Hill, Bayswater, Lancaster Gate and the Hyde Park Estate.
TIPS FOR SELLERS: In a more cautious market achieving the maximum price requires a carefully managed marketing campaign and skillful negotiation. Ask the agents how they added value to the sale of comparable properties .
TIPS FOR BUYERS: Limit your exposure to competition by getting your solicitors' commitment to a quick time frame before instructing them.
MARKET COMMENT: While fair pricing is attracting interest it's a better time to be trading up than for some years. With realistic values at the top we have seen benefit pass down the chains to create real opportunity across the board.
4-6 Kensington Park Road W11 3BU;
Sales: 020 7313 2890 Lettings: 020 7243 5390
sales.not@marshandparsons.co.uk
www.marshandparsons.co.uk

KNIGHT FRANK

HEAD OF SALES: Caroline Foord
HEAD OF LETTINGS: Sophie Woolfenden
COMPANY PROFILE: Leading independent global property consultant with 16 London offices, four of which are in RBK&C.
TYPICAL PROPERTY: Apartments from £500,000; houses from £1m
TIPS FOR SELLERS: Forget ambitious pricing for the moment. Ensure any potential issue with your property is flagged to limit the potential for delay, as delays provide opportunities for renegotiation and the market may weaken further.
TIPS FOR BUYERS: Purchasing the best located property of the highest quality will be rewarded over the longer term, even if performance may be disappointing in the shorter term.
MARKET COMMENT: Sales are happening, but only where purchasers do not overplay their hand and where vendors accept realistic prices. The super-prime London market (£10 million +) continues to outperform. The rate at which stamp duty is paid may also become increasingly politically sensitive.
020 7229 0229
caroline.foord@knightfrank.com
www.knightfrank.com

STRUTT & PARKER

HEAD OF SALES: Rupert Wiggin
HEAD OF LETTINGS: Nina Younger
COMPANY PROFILE: One of the UK's largest privately owned estate agencies, now incorporating Lane Fox, which launched in London in 1988.
TYPICAL PROPERTY: Anything from a one bedroom flat to a large family house – all clients will be treated with the same enthusiasm.
TIPS FOR SELLERS: Get all the paperwork done so that the

package can go as soon as the buyer has been found.

TIPS FOR BUYERS: Be totally prepared to act quickly once you have found the right property.

MARKET COMMENT: We are looking forward to a positive autumn market but aware that sellers will need to remain realistic in terms of pricing. We hope to see a more upbeat approach from buyers who will be attracted by an influx of fresh, quality stock.

104 Kensington Church Street, W8
020 7938 3666
Rupert.wiggin@struttandparker.com www.struttandparker.com

JACKSON STOPS & STAFF

HEAD OF SALES: Charles Dowson
HEAD OF LETTINGS: Marlene Kemp
COMPANY PROFILE: Established in 1910 with 9 London offices and a strong local expertise in attracting national and international buyers.
TYPICAL PROPERTY: Houses and Flats in prime Holland Park, Notting Hill and Kensington locations.
TIPS FOR SELLERS: Be realistic and price properties according to current market conditions.
TIPS FOR BUYERS: Ensure financing is in place and that your lawyer is instructed.
MARKET COMMENT: Instability in the financial markets and the credit crunch are all contributing to a tougher time.

14 Portland Road London W11 4LA
020 7727 5111
holland.park@jackson-stops.com www.jackson-stops.co.uk

JOHN WILCOX

HEAD OF SALES: Simon Lindesay-Bethune
HEAD OF LETTINGS: Ian Gardiner
COMPANY PROFILE: Holland Park's local specialist agent for over 30 years, and three of the five staff in the office have been there for over 25 years each.

TYPICAL PROPERTY: Something for everyone from studio flats to big family houses either for sale or to let throughout Holland Park.
TIPS FOR SELLERS: With the current uncertainties, presentation and realistic pricing are now even more important – don't be seduced by agents giving high valuations in order to get your business.
TIPS FOR BUYERS: There is still a shortage of good quality property at present. If you see what you like, don't hesitate.
MARKET COMMENT: Don's panic – Holland Park prices are reasonably stable. Don't pay too much attention to national statistics and sensational headlines – the planks supporting the market are still stable. Expect a period of low growth over the next couple of years and then. . .who knows?

13 Addison Avenue W11 4QS;
020 7602 2352
enquiries@johnwilcox.co.uk www.johnwilcox.co.uk

CLUTTONS

HEAD OF SALES: Teresa Kane
HEAD OF LETTINGS: Annaliese Griffiss
COMPANY PROFILE: Cluttons LLP in an independent firm of chartered surveyors and property consultants founded in 1765 providing maximum returns to clients through a personal style of comprehensive and expert services.
TYPICAL PROPERTY: A range of flats and houses from £400,000 to £10,000,000 +
TIPS FOR SELLERS: Correct pricing is essential – if your property is overpriced people will be less inclined to enquire about it believing the vendor to be unrealistic. Presentation is key.
TIPS FOR BUYERS: It is necessary to proceed immediately by having finance in place and solicitors who can act speedily.
MARKET COMMENT: We are not surprised that the market has been hit by the credit crunch. Contrary to media hype there is a market and business is still being done.

5 Addison Avenue W11
020 7371 3600
Teresa.kane@cluttons.comwww.cluttons.com

CENTURY 21

HEAD OF SALES & LETTINGS: Annaliese Griffiss
COMPANY PROFILE: Century 21 Sophia Elena is part of the world's largest, most successful estate agency system with over 8,000 offices worldwide.
TYPICAL PROPERTY: Prime central London properties
TIPS FOR SELLERS: A sensibly priced property achieves a higher level of interest and higher end price. Ensure your agent exposes your property locally, nationally and internationally.
TIPS FOR BUYERS: Secure an offer on your property if you are selling, have your finances arranged, be in a position to exchange quickly and you will have an edge in the marketplace.
MARKET COMMENT: What counts is the property you buy, not when you buy it. Local mortgage financed buyers are affected by credit factors, whereas

international buyers and savvy investors are quietly adding exposure to prime central London properties.

10 Clarendon Road W11
020 7229 1414
nottinghill@century21uk.com
www.century21uk.com

AYLESFORD

HEAD OF SALES: Eva Wilton
HEAD OF LETTINGS: Christopher Mackay
COMPANY PROFILE: A privately owned company with many years experience, specialising in Kensington, Holland Park and Notting Hill sales, lettings and acquisitions, which prides itself on providing a very personal and professional service to clients and applicants.
TYPICAL PROPERTY: Well-presented quality property at all levels.
TIPS FOR SELLERS: Once you have decided to sell, make sure that all your paperwork is in order.
TIPS FOR BUYERS: Make sure that funding is in place and that you keep in regular contact with your advisors.
MARKET COMMENT: Transactions may be taking a little longer to achieve but despite the poor media attention sales are taking place, particularly at the higher end of the market.

103 Kensington Church Street, W8 7LN
020 7727 6663
sales@aylesfordresidential.com
www.aylesfordresidential.com

WINKWORTH

HEAD OF SALES: Alex Thompson
HEAD OF LETTINGS: Lucinda Richardson
COMPANY PROFILE: One of the longest established agents in Notting Hill which has held its central location at the corner of Ledbury Road and Westbourne Grove for over 20 years. A franchise office of London's largest Estate Agency network.
TYPICAL PROPERTY: Residential sales, lettings and management of houses and flats at all price levels.
TIPS FOR SELLERS: Realistic pricing is paramount and in the current market any negatives are amplified - now is the time to pull out all the stops when preparing your property for viewings.
TIPS FOR BUYERS: Notting Hill properties are now starting to reflect attractive value. Do your research, firm up any financing and seek out the opportunities.
MARKET COMMENT: Market forces are at work, eliminating some of the price growth driven by the cheap credit of 06/07. There may be a little way to go but the end is in sight and we expect a period of stability ahead.

178 Westbourne Grove, W11
020 7727 3227
nottinghill@winkworth.co.uk
www.winkworth.co.uk

DOUGLAS & GORDON

HEAD OF SALES: Dominic Hamilton
HEAD OF LETTINGS: Amanda Powell
COMPANY PROFILE: London's most innovative Estate Agent, D&G is one of the largest remaining independents, with 16 offices in south west London
TYPICAL PROPERTY: All types of residential properties, from one bedroom flats to large apartments and family houses.
TIPS FOR SELLERS: Ensure that your property is presented to its optimum – in this market every little helps. Also, being realistic with the marketing price is crucial.
TIPS FOR BUYERS: Make sure that your finances are in place prior to offering, and once you have seen a property that meets your requirements move quickly and efficiently.

172 Kensington Church Street, W8 4BN
020 7792 1881
dhamilton@dng.co.uk
www.douglasandgordon.com

FOXTONS

HEAD OF SALES: Stuart Bennett
HEAD OF LETTINGS: Tom Mellon
COMPANY PROFILE: Foxtons, one of the most recognisable brands in London has established itself as a leading estate agent in London and Surrey, over the past 27 years.
TYPICAL PROPERTY: Diverse – a funky studio apartment at £250,000 through to a £7,000,000 four bedroomed family house.
TIPS FOR SELLERS: Instruct an agent that is open until late in the evenings and at weekends to give you the best exposure.
TIPS FOR BUYERS: Build a good relationship with your agent by giving them as much detailed information as possible; you want to be one of the first through the door, not the last.
MARKET COMMENT: The market currently offers some fantastic opportunities for buyers but they need to act fast to avoid missing out.

91-95 Notting Hill Gate, W11 3J
020 7616 7030
Stuart.bennett@foxtons.co.uk
www.foxtons.co.uk

RUSSELL SIMPSON

Kensington Gate, W8

A superb mid Victorian white stucco fronted family house on the north side of this elegant garden square. This house enjoys a south aspect over the square gardens to the front with an open aspect to the rear over Hyde Park Gate which is a quiet enclave of private houses just south of Kensington Gardens.

Freehold | **3,257 sq ft/302 sq m** | **Price on Application**

020-7225 0277

5 Anderson Street, London SW3 3LU
www.russellsimpson.co.uk
E-mail: info@russellsimpson.co.uk

primelocation.com

TATES

020 7602 6020

THE FOLLY, RYLETT ROAD, W12 — PRICE ON APPLICATION — FREEHOLD

A rare opportunity to acquire a truly unique property on the Chiswick/Ravenscourt Park borders, set well back from the road behind secure gates and accessed through a stunning courtyard garden. Offering double reception, fully equipped kitchen, 3 large double bedrooms and 2 bathrooms with a conservatory seating area at the entrance. There is a garden, garage and off-street parking.

WINDSOR WAY, BROOK GREEN, W14 — £2,250,000 LEASEHOLD

A superb, cutting edge family house newly renovated in this desirable gated development off Brook Green. Arranged over 5 floors this house has a sleek finish with German Oak flooring, programmable mood lighting, integral sound systems and home cinema, plasma televisions with international satellite connection, high speed internet cabling and of course a sauna. 4 bedrooms, 3 bathrooms, 2 reception rooms, kitchen / breakfast room, 2 guest WC, study, utillity room, double garage, balcony and patio garden.

ARLA

135 Hammersmith Road, West Kensington, London W14 0QL

Tel: 020 7602 6020 Fax: 020 7602 9522

www.tatesestates.co.uk

TATES

020 7602 6020

CARDROSS STREET, LONDON, W6 **£500 PER WEEK UNFURNISHED**

A lovely two bedroom cottage in the much sought after conservation area of Brackenbury Village. The house is very light and airy with many period features and has a double reception area, a pretty Shaker style kitchen with stone floor, a large bathroom, a big cellar and a cottage garden. The house has been recently redecorated, with a new bathroom and carpets throughout and is being redecorated externally. It is close to the shops and transport links at Hammersmith Broadway, and to Ravenscourt Park.

TWYFORD AVENUE, LONDON, W3 **UNFURNISHED £2,600 PER WEEK**

A stunning family home ideal for entertaining featuring an enormous west facing reception room with double aspect fireplace, open plan to a separate dining room and a professional kitchen / breakfast room. The accommodation further comprises master bedroom with en suite bathroom and dressing room, five further bedrooms (two large en suites), family bathroom, guest cloakroom, cellar, utility room, large lawned garden with wooden decking. Rent is inclusive of a weekly cleaner and regular garden maintenance.

ARLA

135 Hammersmith Road, West Kensington, London W14 0QL

Tel: 020 7602 6020 Fax: 020 7602 9522

www.tatesestates.co.uk

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westbourne estates
020 7229 8444
120 Westbourne Grove
London W11 2RR
www.westbourne-estates.co.uk

ARTESIAN ROAD W2

Ideally situated on the 3rd floor in this very popular portered development, is this 2 bedroom apartment. Tucked away behind Westbourne Grove, the apartment benefits from and communal gardens.

SUBJECT TO CONTRACT £585,000

DEVONSHIRE TERRACE W2

A superb 1300 sq ft apartment situated on the raised ground and first floors in this duplex conversion with high ceilings. This apartment has a superb 20 ft reception room with ornate cornicing and a 23 ft kitchen/diner. Immaculate common parts.

SUBJECT TO CONTRACT £950,000

CHEPSTOW PLACE W2

Rarely available, a very spacious 2 bedroom, 2 bathrooms, 2nd floor west facing apartment in this sought after development. Baynards is a modern block with communal gardens, 24 hour porterage, underground parking space, lift, and a fully equipped gym.

SUBJECT TO CONTRACT £1,050,000

ARTESIAN ROAD W2

Superb top floor penthouse apartment in a modern purpose built block with lift, porter and underground parking space and communal gardens. Loft style reception, 2 double bedrooms, 2 bathrooms (1 en-suite), fitted kitchen with dishwasher and washer/dryer, and two sun terraces.

£595 Per Week

LEDBURY MEWS NORTH W11

A newly decorated, newly carpeted, first floor flat in a private cobbled mews. The flat has the benefit of a new kitchen and bathroom, and has its own entrance. 2 double bedrooms with fitted wardrobes, reception with non working fireplace, large kitchen with washer/dryer, and bathroom.

£500 Per Week

KENSINGTON GARDEN SQ W2

A spacious bright maisonette in a popular portered block with gym, squash court & pool and secure parking space (separate negotiation). 2 large double bedrooms, 3rd study bedroom, kitchen & large reception with doors onto balcony.

£850 Per Week

JOHN WILCOX & Co.

ESTATE AGENTS AND VALUERS

OAKWOOD COURT, HOLLAND PARK W14

A stunning 2/3 bedroom apartment which is located in a sought after building moments from Holland Park. The property is presented in excellent order and boasts wood floors and fantastic kitchen and bathrooms.

- 2/3 Bedrooms,
- En-suite shower room
- Family bathroom
- 1 / 2 Reception rooms
- Eat-in-kitchen
- Large entrance hall
- Lift
- Porter

Price: £1,100 per week (Unfurnished)

ST JAMES'S GARDENS, HOLLAND PARK W11

A wonderfully wide and very pretty Grade II listed period house with a pretty west facing garden. The house is ideal for entertaining, is neutrally decorated throughout and benefits from access to communal gardens.

- 5 Bedrooms
- 3 Bathrooms
- Shower room
- Reception room
- Kitchen/dining room
- Utility room
- Private garden
- Communal garden.

Price: £3,400 per week (Unfurnished)

QUEENSDALE ROAD, HOLLAND PARK, W11

An end of terrace house in this popular residential road, recently re-designed and immaculately refurbished in a contemporary style, having the advantage of a superb roof terrace.

- 3 Bedrooms
- 2 Bathrooms
- Reception room
- Family room/kitchen
- Study area
- Roof terrace
- Utility room
- Cloakroom

Price: £2,250 per week (Furnished/Unfurnished)

HOLLAND PARK'S SPECIALIST AGENT

Tel: 020 7602 2352

www.johnwilcox.co.uk

13 Addison Avenue, Holland Park, London W11 4QS Fax: 020 7603 1217 email: enquiries@johnwilcox.co.uk

Est 1904

F.W.GAPP The Property Managers

PALACE GARDENS TERRACE W8 **£2400 PW**

A real gem. A charming four/five bedroom town house , ideal for entertaining situated in a private gated development moments from Notting Hill Gate.

4-5 bedrooms • 2 bathrooms • cloakroom • double reception room • dining room • kitchen • residents parking • unfurnished

KENSINGTON PLACE W8 **£1750 PW**

Beautifully presented 3 bedroom 2 bathroom terraced townhouse with open plan entertaining space in a quiet one way street moments from Notting Hill.

3 double bedrooms • 2 bathrooms • separate WC • 1 large reception room • kitchen • patio garden • balcony • unfurnished

CHATSWORTH COURT W8 **£395 PW**

Spacious light 3rd floor apartment in this portered mansion block just moments from Kensington High Street and its many amenities.

reception/dining room • kitchen • 2 bedrooms • 1 bathroom• lift • porter • access to communal garden • parking on a first come, first served basis • unfurnished

HANS PLACE SW1 **£3900 PW**

Luxury, newly refurbished duplex apartment overlooking the private gardens of Hans Place.

3 double bedrooms • 2 bathrooms • 2 reception rooms • guest cloakroom • kitchen/breakfast room • communal garden • parking space • lift • furnished

CHEYNE HOUSE SW3 **£2500 PW**

Newly refurbished apartment overlooking the River Thames on the first floor of this attractive red brick block that benefits from stunning 60ft reception room.

reception room • eat-in kitchen • master bedroom en-suite bathroom • bedroom • bathroom • parking • resident porter • unfurnished

WYNNSTAY GARDENS W8 **£1750 PW**

Stunning light top floor flat in this period mansion block ideally located off Kensington High Street.

3 double bedrooms • 1 large single bedroom • 2 bathrooms • cloakroom • eat-in kitchen • lift • porter • double reception room • unfurnished

SIMILAR PROPERTIES REQUIRED

F.W. GAPP (MANAGEMENT SERVICES) LIMITED
5 Hillgate Street, London W8 7SP
Tel: 020 7243 0964 Fax: 020 7727 7580
www.fwgapp.co.uk e-mail: kenah@fwgapp.net

ARLA Association of Residential Letting Agents
primelocation.com
FindaProperty.com

EXTRAORDINAIRE !!!

HOLLAND PARK/NORLAND SQUARE

4 bedrooms - 4 receptions - 4 bathrooms - Study

To Let : £6,000p/w

Imposing Victorian house with delighful garden.
Perfect for entertainement with family and friends!
Communal gardens with tennis court!

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W1, 2, 4, 5, 6, 8, 9, 10, 11, 13, 14 - SW1, 3, 4, 5, 6, 7, 8, 18, 19

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The French Property Consultancy

property@boulle.co.uk - www.boulle.co.uk - 0207 221 54 29

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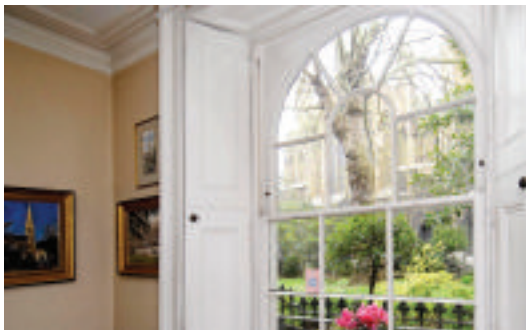
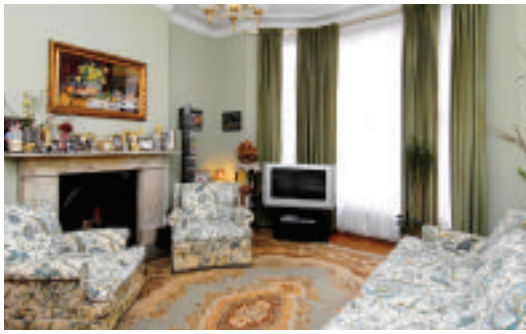
nottinghill.sales@anscombes.co.uk

Anscombe & Ringland
ESTABLISHED 1826



St Petersburgh Place W2 £2,750,000

Set behind delightful communal gardens. This fine period family house has been occupied by our clients for over forty years. Now in need of a sympathetic program of refurbishment this five-storey period gem has five bedrooms, three bathrooms/shower rooms, three reception rooms, two kitchens and two roof terraces. In addition to the main house is a mews house available by separate negotiation. Freehold.



Blenheim Crescent W11 £2,350,000

A superb south-facing mid-terraced Victorian house built in 1864 by Charles Henry Blake. Our clients have occupied this property for over thirty years, it would now benefit from some updating. With a flexible lay-out spanning four floors, with the potential to add a fifth. The house has retained much of its period charm, including marble fireplaces, high ornately corniced ceilings, huge sash windows and stripped wood floors. Three/Four Reception rooms, three kitchens, four/five bedrooms, bathroom, shower room, guest w/c, front garden, well-screened rear garden. Freehold.

MOVEFIRST
Movefirst properties have all legal preparations in place and will complete, on average, 4 weeks quicker than standard transactions
HOME SALE NETWORK

Notting Hill Office
020 7727 7227
www.anscombes.co.uk
nottinghill.sales@anscombes.co.uk

Anscombe & Ringland
ESTABLISHED 1826

Sunderland Terrace W2 £1,395,000

This three bedroom duplex apartment has everything; location, lay-out, finish and a south-east facing walled garden. The main reception room is particularly impressive. Dining room, conservatory, Roundhouse kitchen, master bedroom with dressing area, en-suite bathroom & family bathroom, two further bedrooms. Share of Freehold.

The Baynards, Hereford Rd W2 £1,200,000

A fourth floor (lift) apartment within one of the finest portered buildings in W2. This apartment has three bedrooms, an en-suite bathroom, a shower room, a double-aspect reception room with oak flooring, two balconies and a large covered parking space which would accommodate two medium sized cars. Located just off the exceptionally fashionable Westbourne Grove. Share of Freehold.

Upper Addison Gardens W14 £1,200,000

Occupying the top two floors of an imposing period house. This three double bedroom apartment has an impressive reception room with oak floors and a marble fireplace, adjacent to a stylish kitchen/breakfast room. In addition there is a family bathroom; the master bedroom has an en-suite shower room. On the half landing there is a study area with a window and a leafy outlook. Share of Freehold.

Portobello Mews W11 £875,000

"Rarely Available" Located in a private cobbled mews. An unmodernised two-storey mews house offering tremendous potential to add another floor (subject to planning permission). Reception room, kitchen, utility room, two bedrooms, two bathrooms, parking. Fashionably located just off the southern end of Portobello Road and within a short stroll of Notting Hill Gate U/G Station, and the wide open leafy spaces of Kensington Gardens. Freehold.

MOVEFIRST
Movefirst properties have all legal preparations in place and will complete, on average, 4 weeks quicker than standard transactions
HOME SALE NETWORK

Local know how: Pedlars Paradies on Talbot Road offers an array of retro-chic items including vintage routemaster signs, historical maps and rainbow makers... **marshandparsons.co.uk**

Perfection in Notting Hill

Kensington Park Road W11 £2,900,000

A stunning house located in the heart of Notting Hill and boasting wonderful views over Ladbroke Gardens. This beautiful house has been refurbished to the highest of standards while retaining the character and charm of the period. Entertaining space includes a glorious raised ground floor reception room and a kitchen/dining room with full length glass doors providing access to and views over the rear garden. The bedroom accommodation includes a fabulous master suite and three additional bedrooms, whilst a top floor roof terrace provides far-reaching views towards central London. Freehold. **Sole Agents**.

Notting Hill: 020 7313 2890 sales.not@marshandparsons.co.uk text **marsh1210** to 84840

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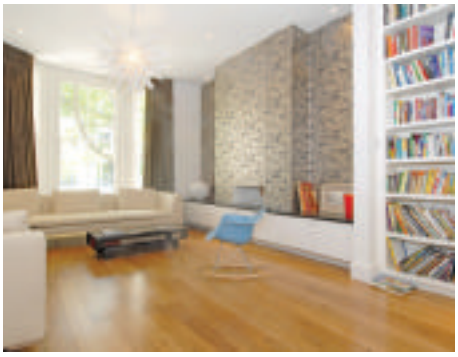

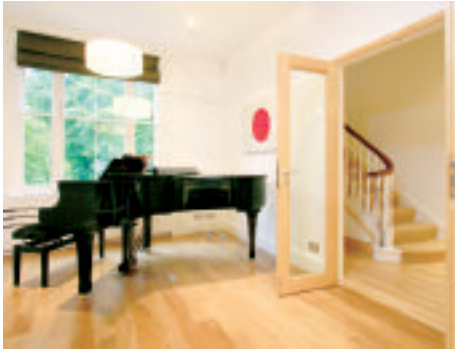

A magnificent family house in the heart of Notting Hill

Blenheim Crescent W11 £2,850,000

An elegant house located on the western side of this sought after crescent within easy reach of Westbourne Grove. This stunning house has been subject to an exacting refurbishment programme that provides glorious reception space over two floors and generous bedroom accommodation. The house comprises a double reception room, kitchen/dining room with additional living space, utility room, cloakroom, study, master bedroom with walk-in dressing room leading to an en suite bathroom, two additional bedrooms, one further bathroom and a landscaped garden. Planning permission has been granted for an additional floor which could provide two further bedrooms and one bathroom. Freehold. **Sole Agents**.

Holland Park: 020 7605 6890 sales.hol@marshandparsons.co.uk text **marsh1924** to 84840

Local know how: Locomotive designer and railway engineer Robert Stephenson lived and died at 35 Gloucester Square, W2... **marshandparsons.co.uk**

A wonderful five bedroom freehold house

Courtnell Street W2 £2,625,000

A beautifully presented house perfectly located for the boutiques, bars and restaurants on Westbourne Grove and Portobello Road. This property has recently been the subject of a comprehensive refurbishment programme providing a well proportioned, stylish interior. The extended ground floor offers a bright double reception room and a superb kitchen/breakfast room with full length concertina glass doors leading out to the garden. The first floor is given entirely to the master suite with fitted wardrobes and luxurious bathroom, whilst the top two floors include four further double bedrooms and one additional bathroom. Planning permission has been granted to excavate a lower ground floor. Freehold. **Sole Agents**.

Notting Hill: 020 7313 2890 sales.not@marshandparsons.co.uk

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Four floors of luxury

Portland Road W11 £2,500,000

A fantastic family house located moments from Clarendon Cross and within easy walking distance of Avondale Park. The four storey property boasts glorious aspects and a lovely mature garden. Generous entertaining space includes a lower ground reception room, a magnificent ground floor kitchen/dining room with access out to the garden, and a fabulous first floor reception room with floor-to-ceiling windows. There is also a utility area and cloakroom at ground level. Bedroom accommodation includes five good size bedrooms and two modern bathrooms. Freehold. **Sole Agents**.

Holland Park: 020 7605 6890 sales.hol@marshandparsons.co.uk text **marsh1861** to 84840

Local know how: Humble Pie on Portobello Road offers an unusual selection of pies including chicken, avocado and brie, Yucatan pork and hot-smoked salmon...
marshandparsons.co.uk

Brimming with character and charm

All Saints Road W11 £1,750,000

A stunning house conveniently located within easy reach of the boutique shops, markets, restaurants and transport connections on Westbourne Grove and Portobello Road. The property offers well balanced living and entertaining space over four floors, totalling circa 2,000 sq ft. Reception space includes a ground floor kitchen/dining/living room and an elegant first floor reception room with period features. The b edroom accommodation includes a large master suite with a stunning fireplace and wooden floors, three additional bedrooms and two bathrooms. The house further benefits from a patio garden and a fantastic roof terrace. Freehold.

North Kensington: 020 7313 8350 sales.nkn@marshandparsons.co.uk text **marsh2087** to 84840

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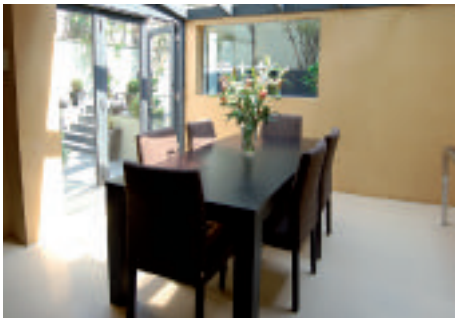

Cutting edge design

Marloes Road W8 £1,495,000

A beautifully designed apartment offering an exclusive urban retreat with generous living and entertaining space. Marloes Road is located in the heart of Kensington, within easy reach of the boutiques and restaurants on the High Street. The property combines sophisticated style with state-of-the-art technology and security systems. Accommodation includes a large reception room, a contemporary kitchen/dining room, study, gym, two luxurious bedroom suites each with en suite facilities, and a superbly landscaped garden. Share of Freehold. **Sole Agents**.

Kensington: 020 7368 4450 sales.kns@marshandparsons.co.uk text **marsh1605** to 84840

Local know how: Meanwhile Gardens is a long-established but little-known urban oasis running alongside the Grand Union Canal near Westbourne Park tube station...
marshandparsons.co.uk

A delightful Edwardian house with a private garden

Oxford Gardens W10 £1,350,000

An immaculate Edwardian house located in a much sought after conservation area within easy reach of the shops, restaurants and transport connections of Ladbroke Grove and Notting Hill. The ground floor provides a bright double reception room with wooden floors, cloakroom and an extended kitchen/dining room with access out to the pretty walled garden. The first floor offers three double bedrooms with built-in wardrobes, and two bathrooms, whilst the loft has been converted to provide one additional large double bedroom with further storage space. Freehold. **Sole Agents.**

North Kensington: 020 7313 8350 sales.nkn@marshandparsons.co.uk text **marsh1799** to 84840

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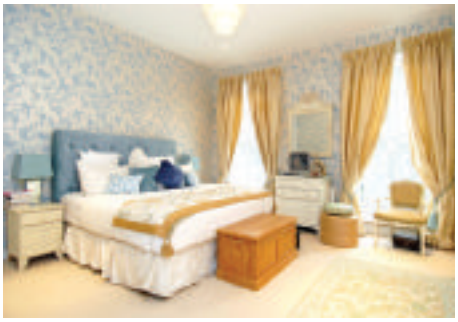

Boasting a roof terrace and a south facing garden

Faraday Road W10 £1,250,000

An exceptional maisonette located just moments from the popular shops, bars and eateries on Portobello Road and within easy reach of Ladbroke Grove and Notting Hill. The property is finished to an excellent standard throughout creating beautifully stylish living and entertaining space. The accommodation boasts a fabulous double reception room/kitchen with wooden floors, utility room, study, a stunning master bedroom suite with luxurious en suite bathroom, three further bedrooms, one additional bathroom and a roof terrace. Freehold. **Sole Agents**.

North Kensington: 020 7313 8350 sales.nkn@marshandparsons.co.uk text **marsh2117** to 84840

Local know how: Kensington Place near Notting Hill Gate is the venue every Saturday morning for one of London's largest but least well known Farmers Markets... **marshandparsons.co.uk**

Elegance and style close to Portobello Road

St. Lawrence Terrace W10 £385 per week

A beautifully decorated apartment located moments from the fashionable boutiques, bars and restaurants on Ladbroke Grove and Portobello Road. The well proportioned accommodation boasts one bedroom, bathroom, kitchen and an elegant reception room with wooden floors and large windows providing wonderful natural light. **Furnished**.

North Kensington: 020 7313 8350
lets.nkn@marshandparsons.co.uk

text **marsh1304** to 84840

An exclusive Holland Park garden square

Norland Square W11 £475 per week

A fantastic raised ground floor apartment situated on one of Holland Park's most prestigious garden squares, within easy reach of Holland Park Avenue. The property boasts high ceilings throughout, one double bedroom, bathroom, kitchen, a spacious reception room and communal access to the private garden square complete with tennis courts. **Furnished**.

Holland Park: 020 7605 6890
lets.hol@marshandparsons.co.uk

text **marsh1171** to 84840

Moments from Hyde Park

Kensington Gardens Square W2 £575 per week

A stunning first floor apartment situated within a beautiful period building on a quiet Notting Hill square just moments from Hyde Park. The accommodation provides one double bedroom, bathroom, open plan kitchen with breakfast bar, a bright reception room with garden views and wooden floors, and access to the lovely communal gardens. **Furnished**.

Notting Hill: 020 7243 5390
lets.not@marshandparsons.co.uk

text **marsh1613** to 84840

Perfect for Kensington High Street

Lexham Gardens W8 £695 per week

A bright and spacious apartment situated within a charming period conversion, ideally located for Kensington High Street, Earl's Court and Gloucester Road. The property offers two double bedrooms with ample storage, two bathrooms (one en suite), a modern kitchen, a south facing reception room and a balcony with garden views. **Furnished**.

Kensington: 020 7368 4450
lets.kns@marshandparsons.co.uk

text **marsh0493** to 84840

MARSH & PARSONS

Luxury accommodation in West London

Melbury Road W14 £850 per week

A magnificent apartment situated within a landmark building on Melbury Road, ideally located for the shops and amenities of Holland Park and Kensington High Street. The accommodation boasts two large double bedrooms, a modern bathroom, kitchen and an enormous reception room with views of the stunning communal gardens. **Unfurnished**.

Holland Park: 020 7605 6890
lets.hol@marshandparsons.co.uk

text **marsh2043** to 84840

A sought after conservation area

Balliol Road W10 £900 per week

A fantastic family house located on a quiet residential street in the St. Quintin conservation area. The beautifully proportioned accommodation provides four double bedrooms, one single bedroom, a modern bathroom, shower room, large kitchen/breakfast room, a bright double reception room and a wonderful private rear garden. **Unfurnished**.

North Kensington: 020 7313 8350
lets.nkn@marshandparsons.co.uk

text **marsh0260** to 84840

A charming mews house with a roof terrace

Pembridge Mews W11 £1,500 per week

An elegant mews house located in central Notting Hill Gate just moments from a wide selection of boutiques, cafés and restaurants. The accommodation boasts four bedrooms, two bathrooms (one en suite), a fully fitted kitchen, utility room, large dining area, two reception rooms and the added benefit of a roof terrace. **Furnished**.

Notting Hill: 020 7243 5390
lets.not@marshandparsons.co.uk

text **marsh0252** to 84840

An exceptional house in a prime location

Ladbroke Road W11 £2,800 per week

A magnificent four storey family house located just moments from the popular shops, bars and restaurants on Notting Hill Gate. The accommodation offers five well proportioned double bedrooms including a sumptuous master suite, three modern bathrooms (one en suite), generous reception and entertaining space, and a secluded rear garden. **Unfurnished**.

Notting Hill: 020 7243 5390
lets.not@marshandparsons.co.uk

text **marsh0889** to 84840

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£2,400,000 Freehold
Milner Street, SW3

A rare chance to acquire a prominent corner building in this premier Chelsea location with potential to substantially develop.

Bedroom, Bathroom, 2 reception rooms, 2 garages, Commercial premises, Development potential above offices and garage.

Chelsea Sales 020 7225 1225
chelseasales@dng.co.uk

£1,795,000 Leasehold
Cornwall Gardens, SW7

An excellent 3 double bedroom apartment situated on the 3rd floor (lift) of this impressive portered building.

3 double bedrooms, En-suite shower room, Bathroom, Guest cloakroom, Double reception room, Kitchen/breakfast room, Entrance hall, Lift, Porterage, Storage, Communal gardens.

Kensington Sales 020 7581 1152
kensales@dng.co.uk

£1,175,000 Leasehold
Queen's Gate Place, SW7

A striking apartment beautifully presented and laid out over the raised ground floor of this impressive building that occupies an ideal location.

2 double bedrooms, Bathroom, En-suite shower room, Large reception room, Kitchen, Entrance hall, Access to Queen's Gate Gardens.

Kensington Sales 020 7581 1152
kensales@dng.co.uk

£1,100,000 Freehold
Ashchurch Grove, W12

A most attractive Victorian family house set back behind a good-sized gront garden, in one of the area's most desirable streets.

4 bedrooms, 2 bathrooms, Shower room, Double reception room, Kitchen/dining room, Playroom, Cloakroom, Cellar, Office/summerhouse, Garden.

Hammersmith Sales 020 8563 7100
hammsales@dng.co.uk

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Fulham
Hammersmith

Kensington
Notting Hill
Pimlico &
Westminster

South
Balham
Battersea
Battersea Park

Clapham
Southside
East Putney
West Putney

www.douglasandgordon.com

Douglas&Gordon 50

£950,000 Freehold
Carson Terrace, W11

A rare and beautifully presented three bedroom house located in a quiet backwater in the heart of Holland Park.

3 bedrooms, 2 bathrooms, Reception room, Eat-in kitchen.

Notting Hill Sales 0207 792 1881
nhsales@dng.co.uk

£975,000 Freehold
Dalling Road, W6

A substantial and well configured end of terrace red brick Victorian house in a fantastic Brackenbury Village location.

4 double bedrooms (inc, 1st floor master suite), 2nd en-suite bathroom, Shower room, Double reception room, Kitchen/dining room, Decked west facing garden, Cellar.

Hammersmith Sales 020 8563 7100
hammsales@dng.co.uk

£895,000 Share of Freehold
Gledhow Gardens, SW5

A wonderfully spacious unmodernised period conversion that offers a wealth of character and the potential to create an impressive apartment.

3 bedrooms, Bathroom, Large reception room, Kitchen/breakfast room, Generous entrance hall, Potential roof terrace, Good storage, Access to communal gardens.

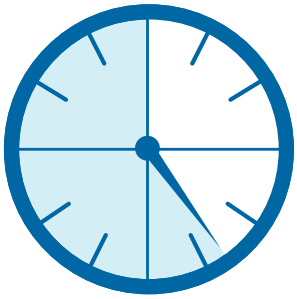
Kensington Sales 020 7581 1152
kensales@dng.co.uk

£849,500 Share of Freehold
St Stephens Gardens, W2

A bright and spacious maisonette situated in this well run period building overlooking communal gardens.

2 double bedrooms, En-suite bathroom, Shower room, Study, Reception room, Open plan kitchen, Roof terrace.

Notting Hill Sales 020 7792 1881
nhsales@dng.co.uk



Tick, tock, tick, tock....

Is the length of your lease less than 75 years?
If so, call the experts on **020 7591 8746**

£750,000 Leasehold approximately 14.5 years unexpired
Dovehouse Street, SW3

A large two bedroom flat on the ground floor of this solidly built purpose built block with a 45' x 18' (13.8m x 3.75m) west-facing garden.

2 bedrooms, Bathroom, Shower room, Reception room Kitchen, West-facing garden, Summerhouse, Caretaker, Storage room.

Chelsea Sales 020 7225 1225
chelseasales@dng.co.uk

£675,000 Freehold
Nasmyth Street, W6

A three bedroom contemporary cottage in the heart of Brackenbury Village.

3 bedrooms, Bathroom, Double reception room, Kitchen, Downstairs WC, Patio garden.

Hammersmith Sales 020 8563 7100
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£625,000 Freehold
Dalling Road, W6

A newly refurbished Victorian terraced house with versatile space over four floors, located in a quiet row of former village shops.

3 double bedrooms, Bathroom, En-suite shower room, Cloakroom, Double reception room, Refitted kitchen/dining room, Walled garden with shared access to Nasmyth Street, Storage.

Hammersmith Sales 020 8563 7100
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£600,000 Leasehold
Moorhouse Road, W2

A well presented two bedroom lower ground floor flat located in this hugely popular road in the heart of Notting Hill.

2 bedrooms, 1 bathroom, Reception room, Kitchen, Conservatory, Entrance hall, Patio garden.

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Notting Hill
Pimlico &
Westminster

South
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£595,000 Share of Freehold
Clanricarde Gardens, W2

A bright and well presented third floor, two bedroom flat situated in a well run period building in this popular Notting Hill Road.

2 bedrooms, Bathroom, Kitchen, Reception room, Entrance hall.

Notting Hill Sales 0207 792 1881
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£495,000 Leasehold approximately 19 years unexpired
Onslow Square, SW7

An unmodernised second floor flat in this well run and secure portered block close to South Kensington tube station.

2 bedrooms, Bathroom, Reception room, Second reception room/third bedroom, Kitchen/breakfast room, Cloakroom, Lift, Porter.

Chelsea Sales 020 7225 1225
chelsales@dng.co.uk

£365,000 Leasehold
Stadium Street, SW10

Rebuilt in 1985 this is a sturdily constructed end of terrace house, and this flat, unusually, has 9'4" (2.84m) ceiling heights and much larger than average windows.

Bedroom, Bathroom, Reception room, Kitchen.

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Dawson Drive SW1

Sadly in 2008, London still has thousands of people living in substandard, often dangerous conditions. That's why at Douglas&Gordon we're committed to supporting Shelter, the housing and homelessness charity.

If you're interested in making a donation please contact 0845 458 4590. Bad housing wrecks lives. D&G supporting Shelter

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£2000 per week Unfurnished
Courtfield Gardens, SW5

Master bedroom with en-suite bathroom, 4 double bedrooms, Bathroom, Shower room, Cloakroom, Dining room, Reception room, Kitchen, Communal gardens.

A neutrally redecorated and well proportioned family flat with wood floors in the reception room and use of communal gardens.

Kensington Lettings 020 7589 5252
kenlets@dng.co.uk

£2000 per week Unfurnished
Cambridge Street, SW1

A stunning newly refurbished 5 bedroom family house in this highly sought after residential location.

5 bedrooms, 4 bathrooms (1 en-suite), 3 reception rooms, Kitchen, Cloakroom, Balcony, Roof terrace, Garden, 2 vaults, Underfloor heating

Pimlico Lettings 020 7931 8300
pimlets@dng.co.uk

£1600 per week Furnished
Fulham Road, SW10

3 double bedrooms, Attic room, 2 bathrooms (1 en-suite), Reception room, Kitchen/breakfast room, Study area, Cloakroom, Patio garden, Terrace, Off street parking.

A period family house which has been recently refurbished and interior designed to a high standard.

Chelsea Letting 020 7581 6666
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£1,200 per week Unfurnished
Phillimore Gardens, W8

3 double bedrooms, 2 bathrooms (1 en suite), Reception room, Eat-in kitchen, Utility room, Use of shared garden.

A superb, extremely spacious and immaculately presented garden flat which has been newly refurbished throughout.

Notting Hill Lettings 0207 792 1331
nhlets@dng.co.uk

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East Putney
West Putney

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£950 per week furnished
Carlisle Mansions, SW1P

3 Double bedrooms, 2 Bathrooms, Double reception room, Kitchen/breakfast room.

A superb three double bedroom third floor flat available immediately in this beautiful mansion block in the heart of Westminster.

Pimlico Lettings 020 7931 8300
pimlets@dng.co.uk

£950 per week Unfurnished
Palace Gardens Terrace, W8

2 double bedrooms, En suite bathroom, Shower room, Reception room, Dining area, Kitchen/breakfast room, Garden.

A beautifully decorated garden flat which offers wonderfully presented accommodation with a west facing garden and it's own entrance.

Notting Hill Lettings 0207 792 1331
nhlets@dng.co.uk

£850 per week Unfurnished
Lexham Gardens, W8

Master bedroom with an en-suite bathroom, Double bedroom, Shower room, Reception room, Kitchen, 2 balconies, Communal gardens.

A wonderful first floor flat overlooking beautifuly maintained communal gardens benefiting from period features and a large reception room.

Kensington Lettings 020 7589 5252
kenlets@dng.co.uk

£690 per week Furnished
Chelsea Manor Gardens , SW3

Double bedroom, Bathroom, Reception room, Kitchen, Lift, Porter, Parking space by separate negotiation.

A newly refurbished very stylish contemporary flat in this portered block with amazing views over London.

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chelsealets@dng.co.uk

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